



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3016974
Board: F
House/Single Family

19745 48A AVENUE

Langley
Langley City
V3A 4W2

Residential Detached

\$1,259,999 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,259,999**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1977**
Frontage(feet): **64.00** Bathrooms: **4** Age: **48**
Frontage(metres): **19.51** Full Baths: **2** Zoning: **RS1**
Depth / Size: **0** Half Baths: **2** Gross Taxes: **\$6,804.75**
Lot Area (sq.ft.): **8,058.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.18** P.I.D.: **005-108-578** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **9999**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish:
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 208, PLAN NWP53072, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP64502**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,587	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'1 x 22'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'4 x 9'2			x	Main 2
Finished Floor (Below):	594	Main	Kitchen	12' x 9'9			x	Above 2
Finished Floor (Basement):	0	Above	Bedroom	10'3 x 9'10			x	Above 3
Finished Floor (Total):	2,181sq. ft.	Above	Bedroom	12'4 x 9'10			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	12'6 x 13'6			x	
Grand Total:	2,181sq. ft.	Below	Bedroom	9' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	13'1 x 12'6			x	
		Below	Living Room	18'9 x 14'7			x	
		Below	Bedroom	9' x 8'			x	
		Below	Bedroom	9' x 8'			x	
		Below	Kitchen	7'4 x 9'7			x	
				x			x	
Suite: Unauthorized Suite		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:						
Basement: Crawl								
Crawl/Bsmt. Height: # of Levels: 2								
# of Kitchens: 2	# of Rooms: 12							

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

Welcome to this 6 bed, 5 bath home in the desirable Langley City area. Perfectly suited for a large family or those who love to entertain, this property offers plenty of room and great potential. Inside, the home greets you with laminate flooring and large windows that allow natural light to come into each room, creating a bright atmosphere. The kitchen is well-equipped, featuring quartz countertops, white cabinetry, a gas range, and stainless steel appliances. Layout allows for flexibility to create an office, gym, or guest suite. The five bathrooms are functional and spread conveniently throughout the home, providing comfort for both family members and visitors. Situated in a sought-after neighborhood, this home offers both room to grow and a chance to add your personal touch.



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Active
R3022733
Board: F
House with Acreage

2527 256 STREET

Langley
Otter District
V4W 1Y3

Residential Detached

\$2,898,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,898,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1971
Frontage(feet): 326.49	Bathrooms: 3	Age: 54
Frontage(metres): 99.51	Full Baths: 3	Zoning: RU-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,351.89
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 10.00	P.I.D.: 001-460-650	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Grge/Double Tandem**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **PARCEL S1/2 D, PART S1/2 OF SE1/4, SECTION 23, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, THE S 1/2 OF PCL D (EXPL PL 2721)**

Amenities:

Site Influences: **Private Setting, Rural Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,606	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'10 x 12'	Bsmt	Flex Room	18'1 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'10 x 10'8	Bsmt	Office	23'4 x 12'6	Main 3
Finished Floor (Below):	0	Main	Dining Room	13'6 x 11'11	Bsmt	Recreation Room	17'11 x 10'11	Main 4
Finished Floor (Basement):	2,196	Main	Foyer	6'4 x 3'5	Bsmt	Media Room	19'10 x 20'	Bsmt 3
Finished Floor (Total):	3,802sq. ft.	Main	Primary Bedroom	12'3 x 13'	Bsmt	Storage	19'10 x 9'2	
Unfinished Floor:	0	Main	Walk-In Closet	7'2 x 4'4			x	
Grand Total:	3,802sq. ft.	Main	Bedroom	9'11 x 10'7			x	
		Main	Bedroom	9' x 9'5			x	
		Main	Bedroom	8'8 x 9'5			x	
		Main	Bedroom	8'9 x 9'3			x	
		Bsmt	Bedroom	11'10 x 10'6			x	
		Bsmt	Bedroom	11'11 x 9'3			x	
		Bsmt	Laundry	13'4 x 12'8			x	

Suite: None		Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full		MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 1	# of Rooms: 18			

Listing Broker(s): **Momentum Realty Inc.**

Momentum Realty Inc.

Welcome to 10 acres of countryside in Langley's coveted Otter District—perfect for horse lovers and multi-use rural living. A winding tree-lined driveway leads to an updated post & beam split-entry home with vaulted ceilings, granite counters, and an open layout flowing to a private covered patio. With 5 bedrooms up, 2 down, a spacious rec room, soundproof media room, and fireplaces on both levels, there's space for everyone. Enjoy views of fenced paddocks and a sand riding arena from the home. The deluxe 12-stall barn features rubber matting, stamped concrete, tack & feed rooms, and a covered wash bay. The property also offers cross-fenced paddocks, green space, an insulated 21x23 garage, hay shed, and workshop! Call for more details today!



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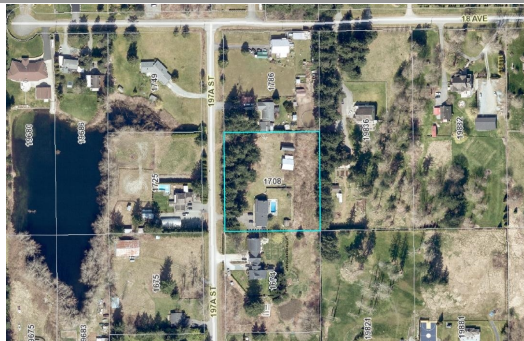
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<http://www.homehuntersbc.com>
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Active
R3012545
Board: F
House with Acreage

1708 197A STREET
Langley
Brookwood Langley
V2Z 1K2

Residential Detached
\$3,280,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,280,000
Meas. Type: Metres	Bedrooms: 4	Approx. Year Built: 1985
Frontage(feet): 312.99	Bathrooms: 3	Age: 40
Frontage(metres): 95.40	Full Baths: 3	Zoning: SR-2
Depth / Size: 90.80	Half Baths: 0	Gross Taxes: \$15,988.55
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 2.14	P.I.D.: 002-013-401	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Grge/Double Tandem, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 42, PLAN NWP64177, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,987	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,031	Main	Family Room	22'10 x 13'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x 9'9			x	Main 3
Finished Floor (Below):	0	Main	Living Room	16'11 x 13'6			x	Above 3
Finished Floor (Basement):	0	Main	Dining Room	13'11 x 13'5			x	Above 3
Finished Floor (Total):	3,018sq. ft.	Main	Eating Area	9'3 x 7'1			x	
Unfinished Floor:	0	Main	Foyer	10'3 x 9'8			x	
Grand Total:	3,018sq. ft.	Main	Games Room	23'6 x 21'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	9'6 x 9'7			x	
Suite:		Main	Utility	10'8 x 8'4			x	
Basement:None		Above	Primary Bedroom	15'5 x 13'10			x	
		Above	Bedroom	12'11 x 8'11			x	
		Above	Bedroom	11'7 x 9'7			x	
		Main	Bedroom	11'1 x 11'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee: \$0.00				
ByLaw Restrictions: No Restrictions								

Listing Broker(s): **Sutton Group-West Coast Realty** **Planet Group Realty Inc.**

2.14 acres located in Brookwood's Fernridge plan. This property is designated as Single Family and is the broadest range of housing forms in this plan. Located in a quaint neighbourhood with a rural setting close to Campbell Valley Regional Park and close to 200 St. Great development potential for this up and coming neighbourhood!



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Active
R3026028
Board: F
House with Acreage

22801 8 AVENUE
Langley
Campbell Valley
V2Z 2W3

Residential Detached
\$4,000,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,000,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2020
Frontage(feet): 650.00	Bathrooms: 5	Age: 5
Frontage(metres): 198.12	Full Baths: 4	Zoning: RU-3
Depth / Size: (18.38AC)	Half Baths: 1	Gross Taxes: \$15,296.35
Lot Area (sq.ft.): 0.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 18.38	P.I.D.: 009-224-262	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **10** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PARCEL A, LOT 2, PLAN NWP23355, SECTION 8, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, (REF PL 35296)**

Amenities: **None**

Site Influences: **Private Setting**
Features:

Finished Floor (Main):	2,197	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,035	Main	Great Room	20' x 20'1	Above	Bedroom	13' x 14'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 16'7	Above	Walk-In Closet	7' x 3'10	Main	2
Finished Floor (Below):	0	Main	Dining Room	15' x 18'	Above	Laundry	10'1 x 7'	Above	3
Finished Floor (Basement):	2,207	Main	Nook	15' x 11'6	Bsmt	Games Room	22'11 x 17'6	Above	5
Finished Floor (Total):	6,439sq. ft.	Main	Pantry	6'1 x 9'7	Bsmt	Recreation Room	21'7 x 29'6	Above	4
Unfinished Floor:	0	Main	Study	13' x 12'	Bsmt	Bedroom	14'8 x 17'8	Bsmt	3
Grand Total:	6,439sq. ft.	Main	Mud Room	8'3 x 13'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	13'1 x 19'6			x		
Suite: None		Above	Primary Bedroom	15' x 17'			x		
Basement: Fully Finished, Separate Entry		Above	Walk-In Closet	10' x 11'10			x		
		Above	Bedroom	17'9 x 19'			x		
		Above	Walk-In Closet	5'9 x 5'9			x		
		Above	Bedroom	15' x 12'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 19	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage - Wolstencroft**

Very PRIVATE 18+ Acre Estate in South Langley's Campbell Valley. 5 Year Old Custom built 2 Story plus Basement Home with High End Finishings and functional, open floorplan. Foundation for the Barn is already poured. Imagine a gorgeous Equestrian Estate. 5 Bedrooms, 5 Bathrooms and Separate Basement access with enough room for a large or multi-generational family setup. Upstairs boasts 4 bdrms including a Primary suite w/ huge walk-in closet & an luxurious 5 pce ensuite. Gorgeous view from your own Primary Bedroom balcony. Relax and play in your media and bar room downstairs. Great Room is an Entertainers Delight on the main with a Country Gourmet Kitchen, and 13 ft ceilings. Too much to list here. Conveniently situated close to riding trails & parks.



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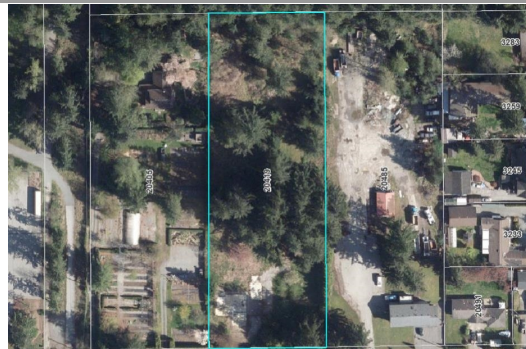
Active
R2998267
Board: F
House with Acreage

20419 32 AVENUE

Langley
Brookwood Langley
V2Z 2C7

Residential Detached

\$4,850,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,850,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1990
Frontage(feet): 185.00	Bathrooms: 2	Age: 35
Frontage(metres): 56.39	Full Baths: 1	Zoning: SR-2
Depth / Size: 512	Half Baths: 1	Gross Taxes: \$20,642.48
Lot Area (sq.ft.): 93,218.40	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 2.14	P.I.D.: 002-505-282	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv: BROOKSWOOD		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Wood**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 22 SECTION 26 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 60400**

Amenities: **None**

Site Influences: **Central Location, Private Setting, Recreation Nearby**

Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	18' x 17'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	15' x 11'			x	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 11'9			x		
Finished Floor (Total):	1,400sq. ft.	Main	Bedroom	12'2 x 9'			x		
Unfinished Floor:	0	Main	Laundry	11'5 x 6'			x		
Grand Total:	1,400sq. ft.			x			x		
				x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite: None				x			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Homelife Benchmark Realty Corp.**

RE/MAX Colonial Pacific Realty

BOOTH PLAN BROOKSWOOD: An excellent opportunity to purchase 2.14 acres in the rapidly developing Booth area of Brookwood. The Neighborhood Plan shows a mix of 5,000 to 7,000 sq.ft. single family residential lots as the developable land use. Blocks away from a major proposed Commercial Village development from Pattison Developments and several ongoing larger single family developments by Qualico on 205th Street. The parcel is level land, no watercourses with 185' of frontage on 32nd Avenue and depth of 512'. This is a Court Ordered sale and the existing house has been demolished.



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Active
R3024949
Board: F
House with Acreage

3044 240 STREET

Langley
Otter District
V2Z 1N3

Residential Detached

\$5,050,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **329.00**
Frontage(metres): **100.28**
Depth / Size: **2615**
Lot Area (sq.ft.): **0.00**
Lot Area (acres): **19.79**
Flood Plain: **Exempt**
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity**
Sewer Type: **Other**

If new, GST/HST inc?:
Bedrooms: **5**
Bathrooms: **5**
Full Baths: **4**
Half Baths: **1**
Rear Yard Exp:
P.I.D.: **002-382-415**

Original Price: **\$5,050,000**
Approx. Year Built: **1994**
Age: **31**
Zoning: **RU-3**
Gross Taxes: **\$15,396.43**
For Tax Year: **2024**
Tax Inc. Utilities?: **No**
Tour:

Water Supply: **Other**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **8** Covered Parking: **3** Parking Access: **Side**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 4, PLAN NWP5331, SECTION 22, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Green House, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	3,012	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,847	Main	Living Room	15'3 x18'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x15'			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	14' x18'			x	Main	5
Finished Floor (Basement):	0	Main	Family Room	21'4 x16'			x	Above	4
Finished Floor (Total):	6,859sq. ft.	Main	Primary Bedroom	16' x17'			x	Above	4
Unfinished Floor:	0	Main	Den	11' x11'			x	Above	3
Grand Total:	6,859sq. ft.	Main	Laundry	6' x8'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x16'			x		
		Above	Bedroom	11' x16'			x		
		Above	Bedroom	13'8 x12'6			x		
		Above	Bedroom	10' x8'			x		
Suite: Other		Above	Recreation Room	25' x15'			x		
Basement: Crawl		Above	Den	12' x15'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Sutton Group-West Coast Realty**

Country Estate of 19.7 acres. Custom built home, needs some updating. Huge detached barn with 16 horse stable, detached shop and green house.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2919655
Board: F
House with Acreage

558 248 STREET
Langley
Otter District
V4W 2H2

Residential Detached
\$8,450,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$9,450,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1996
Frontage(feet):	Bathrooms: 7	Age: 29
Frontage(metres):	Full Baths: 7	Zoning: RU2
Depth / Size:	Half Baths: 0	Gross Taxes: \$24,493.86
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 47.35	P.I.D.: 006-566-723	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic	
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **3 Storey**
Construction: **Brick, Concrete, Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **30** Covered Parking: **2** Parking Access:
Parking: **Add. Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 4, PLAN NWP42963, PART NW1/4, SECTION 2, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor**

Site Influences: **Cleared, Private Setting, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Water Dispenser, Security System, Smoke Alarm, Swimming Pool Equip., Vacuum - Built In, Wet Bar**

Finished Floor (Main):	4,738	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,079	Main	Foyer	26'10 x 15'4	Above	Flex Room	20'3 x 18'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	26'6 x 19'1	Above	Loft	20'3 x 10'0	Main	6
Finished Floor (Below):	4,550	Main	Dining Room	21'11 x 19'4	Above	Nook	19'5 x 15'0	Main	3
Finished Floor (Basement):	0	Main	Family Room	18'4 x 15'6	Below	Recreation Room	32'7 x 18'9	Above	4
Finished Floor (Total):	12,367sq. ft.	Main	Kitchen	18'8 x 15'5	Below	Gym	27'9 x 18'9	Above	4
Unfinished Floor:	0	Main	Eating Area	23'10 x 16'11	Below	Bar Room	12'8 x 6'10	Above	4
Grand Total:	12,367sq. ft.	Main	Library	20'3 x 17'0	Below	Utility	23'2 x 18'8	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	20'4 x 18'2			x	Below	4
Suite:		Main	Office	15'9 x 12'3			x		
Basement:Fully Finished		Above	Primary Bedroom	19'5 x 16'4			x		
		Above	Bedroom	19'4 x 16'1			x		
		Above	Bedroom	19'4 x 16'1			x		
		Above	Bedroom	16'11 x 15'4			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 20	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd. Angell, Hasman & Associates Realty Ltd. Sutton Group-West Coast Realty (Surrey/24)**

Magnificent Country Estate! Incredible Opportunity to own this one-of-a-kind 12,400 sqft Majestic Manor set on 47.35 Prime Acres of Serene Rolling Pastures and Soaring Mountain Views, set on one of best streets in South Langley. Famous Hollywood Movie location! Built for and owned by Champions of Industry. Indoor Pool, Tennis Court, Riding Arena & Trails, Caretaker's House with shop. Tested water source with excellent UV water filtration system. Live camera security system. This Grand Estate can be yours. Incredible Setting, one-of-a-kind property that can not be replaced due to the new Provincial laws restricting new home builds on ALR land to under 5400 square feet. No Streams.