



Presented by:
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Active
R2482917
 Board: F
 House with Acreage

262 198 STREET

Langley
 Campbell Valley
 V2Z 0A5

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date: Frontage (feet): **96.05** Original Price: **\$2,250,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2012**
 Depth / Size: **235.4** Bathrooms: **7** Age: **8**
 Lot Area (sq.ft.): **22,716.00** Full Baths: **6** Zoning: **CRE-1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$10,740.79**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-729-687**
 Tour: **Virtual Tour URL**

View: **No :**
 Complex / Subdiv: **HIGH POINT**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Metered Water:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **LOT 87, PLAN BCP24645, SECTION 3, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Sauna/Steam Room**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'7 x 24'5	Above	Bedroom	11'9 x 14'3	Bsmt	Recreation	11'6x 10'5
Main	Living Room	27'10 x 18'	Above	Bedroom	11'6 x 15'3	Bsmt	Games Room	19'x 11'
Main	Dining Room	12'11 x 18'	Above	Recreation	16' x 29'4	Bsmt	Kitchen	14'6x 21'2
Main	Laundry	13' x 9'5	Bsmt	Media Room	14'11 x 18'4	Bsmt	Bedroom	13'10x 13'5
Main	Foyer	15'11 x 11'2	Bsmt	Recreation	25'7 x 18'4	Bsmt	Den	11'11x 15'3
Main	Office	12' x 15'	Bsmt	Storage	7'4 x 8'10			x
Main	Master Bedroom	14' x 15'7	Bsmt	Sauna	7'7 x 8'10			x
Main	Bedroom	11'5 x 16'9	Bsmt	Bar Room	12'1 x 6'1			x
Main	Wok Kitchen	6' x 9'	Bsmt	Wine Room	12' x 5'			x
Above	Bedroom	12'9 x 14'3	Bsmt	Living Room	11'6 x 10'5			x

Finished Floor (Main):	2,779	# of Rooms:	25	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,605	# of Kitchens:	3	1	Main	5	Yes	Barn:
Finished Floor (Below):	2,661	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Above	3	No	Pool:
Finished Floor (Total):	7,045 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	No	Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 5	5	Above	3	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Full		6	Bsmt	3	No	
Grand Total:	7,045 sq. ft.			7	Bsmt	3	No	
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale, Luxury home in High point Estates. Home features 7 baths , 7 bedrooms , Gym, theater , Wine Cellar, Wet Bar, large kitchen with centre island, wok kitchen, elevator, engineered hardwood floors and hot tub. Patio area features Barbeque area with sink and fridge. Plus one bedroom and den suite. Beautiful home and its great value. Call today for private showing. OPEN HOUSE SEPTEMBER 13 FROM 2 TO 4