



Presented by:  
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**Active** **637 264 STREET** Residential Detached  
**R2363602** Langley Otter District **\$1,350,000 (LP)**  
 Board: F V4W 2K2 (SP)



Sold Date: Frontage (feet): **114.00** Original Price: **\$1,450,000**  
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **9999**  
 Depth / Size: **(4AC)** Bathrooms: **2** Age: **999**  
 Lot Area (sq.ft.): **174,240.00** Full Baths: **2** Zoning: **RU2**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,151.20**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **011-245-255**  
 Tour: **Virtual Tour URL**

View: **Yes: COUNTRY SIDE - SOUTHWEST**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Septic**  
 Sewer Type: **Septic**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Electric, Wood**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **12** Covered Parking: **2** Parking Access: **Front, Rear**  
 Parking: **Garage; Double, Open, RV Parking Avail.**  
 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: **PL NWP7549 LT 2 LD 36 SEC 1 TWP 10**  
 Amenities: **Barn, Storage**  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 15'11			x			x
Main	Kitchen	13'6 x 8'6			x			x
Main	Eating Area	11'2 x 7'			x			x
Main	Laundry	8'6 x 9'4			x			x
Main	Den	9'2 x 10'6			x			x
Main	Other	15' x 9'4			x			x
Main	Master Bedroom	15'5 x 13'3			x			x
Main	Storage	23'7 x 7'			x			x
Main	Mud Room	6' x 8'			x			x
		x			x			x

Finished Floor (Main):	<b>1,250</b>	# of Rooms:	<b>9</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>			Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3						Pool:
Finished Floor (Total):	<b>1,250 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5						Grg Dr Ht:
Grand Total:	<b>1,250 sq. ft.</b>	Basement:	<b>Crawl</b>	6						
				7						
				8						

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

**Beautiful 4 acre property with rolling acres and sunny western exposure. The original home is located at the East end of the property along with some large outbuildings that can be used for storage, farming etc. The front of the property is quite elevated above 264 which brings a lot of privacy and muffles any noise from the road. This is an excellent property to build a custom, estate home on. Properly located, the home would provide stunning, private views of farmland and the valley. Plus the fertile land could be used for all sorts of farming uses; also the zoning allows for doggy day care and kennels. This is a court ordered sale and is being sold as is, where is.**



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**Active**  
**R2372032**

Board: F  
House/Single Family

## 4504B SOUTHRIDGE CRESCENT

Langley  
Murrayville  
V3A 4N6

Residential Detached

**\$1,998,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,898,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>2017</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>8</b>	Age: <b>2</b>
Lot Area (sq.ft.): <b>10,223.00</b>	Full Baths:	<b>6</b>	Zoning: <b>R1E</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$7,346.78</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>029-618-436</b>
			Tour: <b>Virtual Tour URL</b>

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type:

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Stone, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Pellet**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Other, Tile, Wall/Wall/Mixed**

Legal: **LOT 3, PLAN EPP43937, SECTION 36, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**  
Amenities: **Elevator, In Suite Laundry, Storage**  
Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Jetted Bathtub, Security System, Smoke Alarm, Sprinkler - Fire,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 10'6	Above	Master Bedroom	18'6 x 16'	Below	Bedroom	14'8x 11'6
Main	Living Room	11'2 x 12'	Above	Walk-In Closet	10' x 16'	Below	Bedroom	12'x 12'
Main	Dining Room	14'3 x 10'6	Above	Bedroom	11' x 12'6			x
Main	Office	10' x 9'	Above	Bedroom	11'2 x 12'4			x
Main	Bedroom	11' x 14'	Above	Bedroom	11'2 x 12'4			x
Main	Mud Room	6' x 13'6	Above	Laundry	8'10 x 6'			x
Main	Great Room	19' x 18'	Above	Recreation	23' x 17'6			x
Main	Eating Area	10'6 x 16'	Below	Media Room	18'6 x 13'10			x
Main	Kitchen	19' x 14'10	Main	Gym	11'6 x 10'10			x
Main	Wok Kitchen	11' x 8'	Below	Kitchen	15'5 x 11'5			x

Finished Floor (Main):	<b>2,075</b>	# of Rooms:	<b>22</b>	Bath	1	Main	2	Ensuite?	<b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>1,548</b>	# of Kitchens:	<b>3</b>	2	Above	5	<b>Yes</b>			
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	3	Above	4	<b>Yes</b>			
Finished Floor (Basement):	<b>2,075</b>	Suite:	<b>Legal Suite</b>	4	Above	4	<b>Yes</b>			
Finished Floor (Total):	<b>5,698 sq. ft.</b>	Crawl/Bsmt. Height:		5	Above	4	<b>Yes</b>			
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	6	Below	4	<b>No</b>			
Grand Total:	<b>5,698 sq. ft.</b>	Basement:	<b>Full</b>	7	Main	4	<b>Yes</b>			
		Bedrooms not in Basement:	<b>7</b>	8	Below	2	<b>No</b>			

Listing Broker(s): **RE/MAX Select Properties**

**This immaculate 7 bedroom, 8 bathroom luxurious designed home is a gem in the exclusive Murrayville Neighbourhood! This stunning masterpiece boasts an impressive 5,698 sqft of living space on a 10,223 sqft lot with high-end finishes, Jenn Air kitchen appliances and Kohler bath fixtures, open layout featuring 5 panoramic sliding panels that integrate interior living area with outdoor space. The master bedroom features a beautiful balcony, sitting area, massive walk in closet, relaxing spa-like ensuite with heated Jacuzzi tub and 7 massaging jetted shower heads. 2 bedroom luxury suite with separate entry. Close to Murrayville Elementary, Langley golf course, James Hill Park, LEC Secondary, Langley Secondary.**