



Presented by:  
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**Active**  
**R2465683**

Board: F  
House with Acreage

**25205 56 AVENUE**

Langley  
Salmon River  
V4W 1G5

Residential Detached

**\$1,300,000** (LP)

(SP)



Sold Date: Frontage (feet): **146.98** Original Price: **\$1,300,000**  
Meas. Type: **Metres** Bedrooms: **3** Approx. Year Built: **1989**  
Depth / Size: **199.20** Bathrooms: **3** Age: **31**  
Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **RU-3**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,820.61**  
Rear Yard Exp: **North** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **005-062-977**  
Tour: **Virtual Tour URL**

View: **No**  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas**  
Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Metal**

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

Metered Water: **Y**

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **4 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 27, PLAN NWP1618, SECTION 11, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Sprinkler - Inground, Storage Shed, Vacuum - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 13'5			x			x
Main	Dining Room	11'11 x 10'11			x			x
Main	Kitchen	15'0 x 10'0			x			x
Main	Eating Area	12'11 x 9'8			x			x
Main	Family Room	18'0 x 12'10			x			x
Main	Master Bedroom	16'6 x 13'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Laundry	10'6 x 5'11			x			x
Main	Foyer	10'11 x 7'4			x			x

Finished Floor (Main):	<b>2,015</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,015 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl, None</b>	6			<b>No</b>	
Grand Total:	<b>2,015 sq. ft.</b>		7			<b>No</b>	
			8			<b>No</b>	

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

**Royal LePage - Wolstencroft**

**WOW! This 2.25 Acres is a gardeners paradise! With rare trees, a lovely gazebo, beautiful stretches of lawn, this ideal lot has everything you need to start living the dream. On this acreage sits a lovely 3 Bedroom, 4 bathroom rancher that awaits your decorating ideas. For the handy person, there is a 2 bay detached shop with power and a large greenhouse for all your gardening ideas.**