



Presented by:

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**Active**
R2363602

Board: F

House with Acreage

637 264 STREETLangley
Otter District
V4W 2K2

Residential Detached

\$1,450,000 (LP)

(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**

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

Metered Water:

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: **ClthWsh/Dryr/Frdg/Stve/DW**

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):	1,250	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,250 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 1	6				
Grand Total:	1,250 sq. ft.	Basement: Crawl	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.