



Presented by:

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KINFOLK

REAL ESTATE
GROUP

Active
R2420247

Board: F
House with Acreage

637 264 STREET

Langley
Otter District
V4W 2K2

Residential Detached

\$1,105,000 (LP)

(SP)



Sold Date:	Frontage (feet):	114.00	Original Price: \$1,200,000
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 9999
Depth / Size:	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 174,240.00	Full Baths:	2	Zoning: RU2
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,929.03
Rear Yard Exp: West			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-245-255
			Tour:
View:	Yes: Country Side South West		
Complex / Subdiv:			
Services Connected: None, 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 - Shallow**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
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: :
Floor Finish: **Mixed**

Legal: **LOT 2, PLAN NWP7549, SECTION 1, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 15'			x			x
Main	Kitchen	13' x 8'			x			x
Main	Eating Area	11' x 7'			x			x
Main	Den	10' x 9'			x			x
Main	Laundry	9' x 8'			x			x
Main	Master Bedroom	15' x 13'			x			x
Main	Bedroom	15' x 9'			x			x
Main	Storage	23' x 5'			x			x
Main	Mud Room	8' x 6'			x			x
		x			x			x
Finished Floor (Main):	1,050	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:	48' x 20'
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed:	56' x
Finished Floor (Basement):	0	Suite:	3				Pool:	
Finished Floor (Total):	1,050 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:	
		Beds in Basement: 0	5				Grg Dr Ht:	
Unfinished Floor:	0	Basement: None	6					
Grand Total:	1,050 sq. ft.	Beds not in Basement: 1	7					
			8					

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

4 ACRE PROPERTY View this beautiful and quiet property with sunny western farmland and valley views. This location is elevated above 264th that gives the property privacy, views and quietness. The property has the original cozy rancher house and two LARGE outbuildings that are (24'x56') and (20'x 48'). Build your dream home, hobby farm, or home business here. Easy to view.