21834 40 AVENUE LANGLEY

Campbell Valley, V2Z 1N7

Depth/Size (ft):	326.8(5.04AC)	Bedrooms:	3	Approx. Year Bui	lt: 1903	3
Frontage (ft):	122.70	Bathrooms:	3	Age:	121	
Lot Area: (Acres)	5.04	Full Baths:	3	Zoning:	RU-3	3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,14	48.77
Rear Yard Exp:	South			For Tax Year:	2023	}
View:	No			P.I.D.:		381-554
Style of Home:	2 Storey		Parking:	Total: 12 - Covere	d: 0	
Construction:	Frame - Wood		Covered Parking:	0		
Exterior:	Mixed,Wood		Parking Access:	Front		
Foundation:			Parking:	Add. Parking Avai	I.,Open,Visitor Pa	irking
Rain Screen:			Locker:			
Renovations:	Completely		Units in Dev:			
# of Fireplaces:	2 - Fuel: Natural Gas	à	Distance to:			
Water Supply:	Well - Drilled		Title to Land:	Freehold NonStra	ta	
Fuel/Heating:	Hot Water, Natural G	as Badiant	Property Disc:	Yes		
Outdoor Area:	,	ck(s),Patio(s),Patio(s) & Deck(s)	PAD Rental:	105		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	•	Mall/Missad	Fixtures Rmvd:	No		
	Hardwood,Tile,Wall/	Wall/Mixed	FIXIUIES HIIVO:	INO		
View:	No					
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S	as,Septic,Water TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty	ard,Recreation Nearby,Shop ermo	ping Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty	ard,Recreation Nearby,Shop ermo Corp.		Dimon	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go CithWsh/Dryr/Frdg/S Royal LePage - Wols	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions	ard,Recreation Nearby,Shop ermo Corp. Floor	Туре	Dimen	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3	ard,Recreation Nearby,Shop ermo Corp. Floor Above	Type Primary Bedroom	15'5 x ⁻	15'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3 13'10 x 13'5	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above	Type Primary Bedroom Bedroom	15'5 x ⁻ 14'8 x ⁻	15'1 11'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3 13'10 x 13'5 16'1 x 11'6	ard,Recreation Nearby,Shop ermo Corp. Floor Above	Type Primary Bedroom	15'5 x ⁻	15'1 11'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3 13'10 x 13'5 16'1 x 11'6 15'4 x 15'2	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above	Type Primary Bedroom Bedroom	15'5 x ⁻ 14'8 x ⁻	15'1 11'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3 13'10 x 13'5 16'1 x 11'6 15'4 x 15'2 16'1 x 15'2	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above	Type Primary Bedroom Bedroom	15'5 x ⁻ 14'8 x ⁻	15'1 11'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 × 13'3 13'10 × 13'5 16'1 × 11'6 15'4 × 15'2 16'1 × 15'2 10'3 × 4'9	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above	Type Primary Bedroom Bedroom	15'5 x ⁻ 14'8 x ⁻	15'1 11'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3 13'10 x 13'5 16'1 x 11'6 15'4 x 15'2 16'1 x 15'2	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above	Type Primary Bedroom Bedroom	15'5 x ⁻ 14'8 x ⁻	15'1 11'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer Laundry	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 × 13'3 13'10 × 13'5 16'1 × 11'6 15'4 × 15'2 16'1 × 15'2 10'3 × 4'9	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above	Type Primary Bedroom Bedroom	15'5 x ⁻ 14'8 x ⁻	15'1 11'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer Laundry 1,803 sqft	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3 13'10 x 13'5 16'1 x 11'6 15'4 x 15'2 16'1 x 15'2 10'3 x 4'9 13'5 x 5'11 # Of Rooms:	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above Above Above	Type Primary Bedroom Bedroom Bedroom	15'5 x 14'8 x 14'8 x * # of Pieces	15'1 11'7 13'7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Above):	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer Laundry 1,803 sqft 935 sqft	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3 13'10 x 13'5 16'1 x 11'6 15'4 x 15'2 16'1 x 15'2 16'1 x 15'2 10'3 x 4'9 13'5 x 5'11 # Of Rooms: # Of Kitchens:	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above Above Above 10 1	Type Primary Bedroom Bedroom Bedroom	15'5 x 14'8 x 14'8 x * * of Pieces 5	15'1 11'7 13'7 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below):	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer Laundry 1,803 sqft 935 sqft 0 sqft	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 x 13'3 13'10 x 13'5 16'1 x 11'6 15'4 x 15'2 16'1 x 15'2 16'1 x 15'2 10'3 x 4'9 13'5 x 5'11 # Of Rooms: # Of Kitchens: # Of Levels:	ard,Recreation Nearby,Shop ermo Corp. Floor Above Above Above Above 10 1 2	Type Primary Bedroom Bedroom Bedroom Bedroom	15'5 x 14'8 x 14'8 x 14'8 x 5 3	15'1 11'7 13'7 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer Laundry 1,803 sqft 935 sqft 0 sqft 0 sqft	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 × 13'3 13'10 × 13'5 16'1 × 13'5 16'1 × 15'2 16'1 × 15'2 10'3 × 4'9 13'5 × 5'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above Above Above 10 1	Type Primary Bedroom Bedroom Bedroom	15'5 x 14'8 x 14'8 x * * of Pieces 5	15'1 11'7 13'7 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer Laundry 1,803 sqft 935 sqft 0 sqft 0 sqft 2,738 sqft	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 × 13'3 13'10 × 13'5 16'1 × 13'5 16'1 × 13'5 16'1 × 15'2 16'1 × 15'2 16'1 × 15'2 10'3 × 4'9 13'5 × 5'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ard,Recreation Nearby,Shoppermo Corp. Floor Above Above Above Above 10 1 2 None	Type Primary Bedroom Bedroom Bedroom Bedroom	15'5 x 14'8 x 14'8 x 14'8 x 5 3	15'1 11'7 13'7 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer Laundry 1,803 sqft 935 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 × 13'3 13'10 × 13'5 16'1 × 13'5 16'1 × 15'2 16'1 × 15'2 10'3 × 4'9 13'5 × 5'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	ard,Recreation Nearby,Shopp ermo Corp. Floor Above Above Above Above 10 1 2 None Crawl	Type Primary Bedroom Bedroom Bedroom Bedroom	15'5 x 14'8 x 14'8 x 14'8 x 5 3	15'1 11'7 13'7 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	MURRAYVILLE Electricity,Natural Ga LOT 1 SECTION 30 Barn,Garden,Storag Central Location,Go ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Living Room Dining Room Kitchen Family Room Gym Foyer Laundry 1,803 sqft 935 sqft 0 sqft 0 sqft 2,738 sqft	TOWNSHIP 10 NEW WESTMINSTE e,Workshop Detached If Course Nearby,Greenbelt,Private Y Stve/DW,Storage Shed,Windows - Th stencroft, B.C. Farm & Ranch Realty Dimensions 23'4 × 13'3 13'10 × 13'5 16'1 × 13'5 16'1 × 13'5 16'1 × 15'2 16'1 × 15'2 16'1 × 15'2 10'3 × 4'9 13'5 × 5'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ard,Recreation Nearby,Shoppermo Corp. Floor Above Above Above Above 10 1 2 None	Type Primary Bedroom Bedroom Bedroom Bedroom	15'5 x 14'8 x 14'8 x 14'8 x 5 3	15'1 11'7 13'7 Ensuite? No No

Stunning Updated Victorian Country Charmer - Private park-like 5 acre Estate. Minutes to historic Murrayville & town. Featured in Canadian Home & Country this elegant home has exceptional architectural details. Water house farm has everything you are looking for. Gorgeous open plan with spectacular gourmet kitchen, large rooms, primary bedrm w/balcony for coffee & an incredible spa like ensuite, Huge covered outdoor living area. 16X12 workshop. 48x36 barn, six - 12×12 stalls, hot & cold water, in & outs, heated tack rm, wash bay, well lit Olympic Size Riding Ring & a smaller sand ring. Expansive Pastures, well drained paddocks, trees & trails training course & fruit trees. Regulations allow main home w/a legal suite + 2nd home or couch-house(plans available) & parking 3 commercial trucks.

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