24191 65 AVENUE LANGLEY

Salmon River, V2Y 2H1

Depth/Size (ft):			Bedrooms:	4		Approx. Year Bu	Jilt: 1 91	73
Frontage (ft):	166.	60	Bathrooms:	3		Age:	51	
Lot Area: (Acres)	1.15		Full Baths:	3		Zoning:	SR	l-1
Flood Plain:			Half Baths:	0		Gross Taxes:	\$6,	,392.94
Rear Yard Exp:	Nort	hwest				For Tax Year:	202	23
View:						P.I.D.:	005	5-233-216
						ļ		
Style of Home:	Base	ement Entry		Par	king:	Total: 10 - Cover	ed: 3	
Construction:	Fram	ne - Wood		Cov	vered Parking:	3		
Exterior:	Woo	d		Par	king Access:			
Foundation:				Par	king:	Garage; Double,	Open,RV Parking	g Avail.
Rain Screen:				Loc	cker:			
Renovations:				Uni	its in Dev:			
# of Fireplaces:	2 - F	uel: Natural Gas,Woo	d	Dis	tance to:			
Water Supply:	Well	- Drilled		Titl	e to Land:	Freehold NonStr	ata	
Fuel/Heating:		ed Air			operty Disc:	Yes		
Outdoor Area:		ny(s) Patio(s) Dck(s),	Fenced Yard		D Rental:			
Type of Roof:	Aspł	nalt		Fix	tures Leased:	No		
Floor Finish:	Wall	/Wall/Mixed		Fix	tures Rmvd:	No		
View: Mgmt. Company:	Sala	aan Divor						
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Elec LOT Golf Clth ¹	Course Nearby,Green Wsh/Dryr/Frdg/Stve/E	7, PART SW1/4, SE nbelt,Private Setting DW,Drapes/Window	,Private Yard,Treed		/INSTER LAND DISTR	ICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Elec LOT Golf Clth ¹	tricity,Natural Gas,Se 23, PLAN NWP4036 Course Nearby,Gree	7, PART SW1/4, SE nbelt,Private Setting DW,Drapes/Window	,Private Yard,Treed			ICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Elec LOT Golf Clth ¹	tricity,Natural Gas,Se 23, PLAN NWP4036 Course Nearby,Gree Wsh/Dryr/Frdg/Stve/E	7, PART SW1/4, SE nbelt,Private Setting DW,Drapes/Window	,Private Yard,Treed		Shed	Туре	Dimensions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type	Elec LOT Golf Clth ¹	tricity,Natural Gas,Sej 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea	7, PART SW1/4, SE nbelt,Private Setting)W,Drapes/Window Ity (Langley) Corp.	,Private Yard,Treed Coverings,Garage D	oor Opener,Storage	Shed Floor		Dimensions 24'5 x 25'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type	Elec LOT Cith ¹ Horr Room	tricity,Natural Gas,Sep 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea Dimensions	7, PART SW1/4, SE nbelt,Private Setting DW,Drapes/Window Ity (Langley) Corp. Floor	g,Private Yard,Treed Coverings,Garage D Type	Door Opener,Storage Dimensions 13'6 x 30'2	Shed Floor	Туре	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type Main Living Main Kitche Main Dining	Elec LOT Golf Cith Hom Room n Room	tricity,Natural Gas,Sej 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea Dimensions 15'7 x 23'5 13'4 x 9'11 13'4 x 13'6	7, PART SW1/4, SE nbelt,Private Setting)W,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt	,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom	Dimensions 13'6 x 30'2 13'7 x 23'5 9'9 x 15'7	Shed Floor Main	Type Solarium	24'5 x 25'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type Main Living Main Kitche Main Dining Main Primat	Elec LOT Golf Cith Horr Room n Room ry Bedroom	tricity,Natural Gas,Sej 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E telife Benchmark Rea Dimensions 15'7 x 23'5 13'4 x 9'11 13'4 x 13'6 12'1 x 13'9	7, PART SW1/4, SE nbelt,Private Setting)W,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt Bsmt	,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom Utility	Dimensions 13'6 x 30'2 13'7 x 23'5 9'9 x 15'7 13'6 x 15'1	Shed Floor Main	Type Solarium	24'5 x 25'6
Mgmt. Compary: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type Main Living Main Primar Main Primar Main Bedro	Elec LOT Golf Clth Horr Room n Room ry Bedroom om	tricity,Natural Gas,Sep 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea Dimensions 15'7 x 23'5 13'4 x 9'11 13'4 x 13'6 12'1 x 13'9 9'10 x 12'7	7, PART SW1/4, SE nbelt,Private Setting)W,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt	,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom	Dimensions 13'6 x 30'2 13'7 x 23'5 9'9 x 15'7	Shed Floor Main	Type Solarium	24'5 x 25'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type Main Living Main Primat Main Bedroo Main Bedroo	Elec LOT Golf Clth Horr Room n Room ry Bedroom om	tricity,Natural Gas,Sep 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea Dimensions 15'7 x 23'5 13'4 x 9'11 13'4 x 13'6 12'1 x 13'9 9'10 x 12'7 13'4 x 10'2	7, PART SW1/4, SE nbelt,Private Setting)W,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt Bsmt	,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom Utility	Dimensions 13'6 x 30'2 13'7 x 23'5 9'9 x 15'7 13'6 x 15'1	Shed Floor Main	Type Solarium	24'5 x 25'6
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type Main Living Main Living Main Primau Main Bedroo Main Bedroo Main Walk-I	Elec LOT Golf Cith Hom Room n Room y Bedroom om om n Closet : 1,51:	tricity,Natural Gas,Sep 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E nelife Benchmark Rea Dimensions 15'7 x 23'5 13'4 x 9'11 13'4 x 13'6 12'1 x 13'9 9'10 x 12'7 13'4 x 10'2 6'5 x 4'10 3 sqft	7, PART SW1/4, SE nbelt,Private Setting DW,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	p,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom Utility Steam Room	Dimensions 13'6 x 30'2 13'7 x 23'5 9'9 x 15'7 13'6 x 15'1	Shed Floor Main Main	Type Solarium Office	24'5 x 25'6 13' x 12'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type Main Living Main Living Main Dining Main Prima Main Bedroo Main Bedroo Main Walk-I	Elec LOT Golf Cith Horr Room n Room ry Bedroom om om om n Closet : 1,51: ;; 0 sqt	tricity,Natural Gas,Sep 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea Dimensions 15'7 x 23'5 13'4 x 9'11 13'4 x 13'6 12'1 x 13'9 9'10 x 12'7 13'4 x 10'2 6'5 x 4'10 3 sqft it	7, PART SW1/4, SE nbelt,Private Setting DW,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	p,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom Utility Steam Room	Dimensions 13'6 x 30'2 13'7 x 23'5 9'9 x 15'7 13'6 x 15'1	Shed Floor Main Main Bathroom Floor	Type Solarium Office • # of Pieces	24'5 x 25'6 13' x 12'9 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 Main Main Main Bedroo Main	Elec LOT Golf Clth ¹ Horr Room n Room ry Bedroom om n Closet : 1,51 : 0 sql :): 0 sql	tricity,Natural Gas,Sep 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea Dimensions 15'7 x 23'5 13'4 x 9'11 13'4 x 13'6 12'1 x 13'9 9'10 x 12'7 13'4 x 10'2 6'5 x 4'10 3 sqft it	7, PART SW1/4, SE nbelt,Private Setting)W,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	p,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom Utility Steam Room	Dimensions 13'6 x 30'2 13'7 x 23'5 9'9 x 15'7 13'6 x 15'1 9'9 x 6'4	Shed Floor Main Main Bathroom Floor Main	Type Solarium Office	24'5 x 25'6 13' x 12'9 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type Main Living Main Dining Main Bedroor Main Bedroor Main Bedroor Main Bedroor Main Walk-I Finished Floor (Main): Finished Floor (Main): Finished Floor (Jabove Finished Floor (Below)	Elec LOT Golf Clth ¹ Horr Room n Room ry Bedroom om n Closet : 1,51 ; 0 sqi ; 0 sqi ; 1,42	tricity,Natural Gas,Sep 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea Dimensions 15'7 x 23'5 13'4 x 9'11 13'4 x 13'6 12'1 x 13'9 9'10 x 12'7 13'4 x 10'2 6'5 x 4'10 3 sqft it	7, PART SW1/4, SE nbelt,Private Setting)W,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	p,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom Utility Steam Room	Dimensions 13'6 x 30'2 13'7 x 23'5 9'9 x 15'7 13'6 x 15'1 9'9 x 6'4	Shed Floor Main Main Bathroom Floor Main Main	Type Solarium Office • # of Pieces 4 3	24'5 x 25'6 13' x 12'9 Ensuite? No Yes
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Mgmt. Compary: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Type Main Living Main Dining Main Bedroor Finished Floor (Main): Finished Floor Finished Floor (Below) Finished Floor (Below) Finished Floor (Besmt) Finished Floor: Finished Floor: Total): Unfinished Floor: Total):	Elec LOT Golf Clth ¹ Horr Room n Room ry Bedroom om om n Closet : 1,51: ; 0 sqi : 1,42 : 2,93 0 sqi	tricity,Natural Gas,Sep 23, PLAN NWP4036 Course Nearby,Green Wsh/Dryr/Frdg/Stve/E helife Benchmark Rea Dimensions 15'7 × 23'5 13'4 × 9'11 13'4 × 13'6 12'1 × 13'6 12'1 × 13'9 9'10 × 12'7 13'4 × 10'2 6'5 × 4'10 3 sqft ft tt 3 sqft ft ft	7, PART SW1/4, SE nbelt,Private Setting DW,Drapes/Window Ity (Langley) Corp. Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	g,Private Yard,Treed Coverings,Garage D Type Family Room Recreation Room Bedroom Utility Steam Room s: 14 s: 14 s: 1 You Height: Ful Fin Ent	Dimensions 13'6 × 30'2 13'7 × 23'5 9'9 × 15'7 13'6 × 15'1 9'9 × 6'4 ne I,Fully ished,Separate ry	Shed Floor Main Main Bathroom Floor Main Main	Type Solarium Office • # of Pieces 4 3	24'5 x 25'6 13' x 12'9 Ensuite? No Yes

Desirable Williams Park location! 2936 sf, 4 bedroom, 3 full bath home with large double garage, 600 sf workshop with power/water, 40'x15' covered RV parking, 1400sf storage garage, welding shop & huge 620 sf enclosed sunroom. The 1.15 acres is flat, fully usable, offers great drainage, 30+ majestic cedars and PARKING for EVERYTHING you have! Some of the many features incl. new baths, windows, lighting, furnace, 250'+ deep well, 200 amp power, n/gas lines. The spacious home offers potential for a suite, small business & your growing family! Live, build new, work, the possibilities are endless! You are minutes to Hwy #1, Glover Rd. & everything that Langley/Fort Langley have to offer. Enjoy the country atmosphere, the privacy, the neighboring horses! This is a WOW!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.