R2857349 House with Acreage

25772 82 AVENUE LANGLEY

County Line Glen Valley, V1M 2M8

Depth/Size (f	t):	1,709 feet	Bedrooms:	4		Approx. Year B	uilt: 1993	
Frontage (ft):		163.07	Bathrooms:	5		Age:	31	
Lot Area: (Ac		4.80	Full Baths:	3		Zoning:	RU-2	1
Flood Plain:	,		Half Baths:	2		Gross Taxes:		369.00
Rear Yard Ex	: :					For Tax Year:	2023	
View:		No				P.I.D.:		937-248
Style of Hom	e: 2	2 Storey w/Bsmt.		Pa	arking:	Total: 10 - Cover	ed: 4	
Construction		Frame - Wood			overed Parking:	4		
Exterior: Foundation:		Mixed,Stone,Wood			arking Access:	Front Garage; Single,Garage; Triple		
					arking:			
Rain Screen:				Lo	ocker:			
Renovations	:			U	nits in Dev:			
# of Fireplace	es:	3 - Fuel: Natural Gas		Di	istance to:			
Water Supply:		Well - Drilled			itle to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air,Natural Gas			roperty Disc:	Yes		
Outdoor Area	a: I	Balcony(s),Fenced Yard,S	Sundeck(s)	P/	AD Rental:			
Type of Roof	: \	Wood		Fi	ixtures Leased:	No		
Floor Finish:	I	_aminate,Other,Tile		Fi	ixtures Rmvd:	No		
View:		No		<u>`</u>				
view: Mgmt. Comp		No						
		F ara a a 1 1911 -						
Compley / Si								
		Fraser Hills Electricity Natural Gas Se	entic Water					
Services Cor	nnected:	Electricity,Natural Gas,Se		NSHIP 11 NEW W	STMINSTER LAND	DISTRICT		
Services Cor Legal:	nnected:	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341	, SECTION 25, TOW		VESTMINSTER LAND	DISTRICT		
Services Cor Legal: Amenities:	nnected:	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou	, SECTION 25, TOW utdoor,Storage,Swirl	pool/Hot Tub	ESTMINSTER LAND	DISTRICT		
Services Cor Legal: Amenities: Site Influence	nnected:	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341	, SECTION 25, TOW utdoor,Storage,Swirl	pool/Hot Tub	ESTMINSTER LAND	DISTRICT		
Services Cor Legal: Amenities: Site Influence Features:	nnected: es:	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou	, SECTION 25, TOW utdoor,Storage,Swirl	pool/Hot Tub	ESTMINSTER LAND	DISTRICT		
Services Cor Legal: Amenities: Site Influenco Features: Bylaw Restri	nnected: es: c:	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou	, SECTION 25, TOW utdoor,Storage,Swirl ng,Private Yard,Rura	oool/Hot Tub I Setting	ESTMINSTER LAND	DISTRICT		
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke	nnected: es: c: er(s):	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settir	, SECTION 25, TOW utdoor,Storage,Swirl ng,Private Yard,Rura	oool/Hot Tub I Setting Wolstencroft	VESTMINSTER LAND	DISTRICT	Туре	Dimensions
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke	nnected: es: c: er(s): Type	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settir Royal LePage - Wolstenc	, SECTION 25, TOW utdoor,Storage,Swirl ng,Private Yard,Rura croft, Royal LePage -	oool/Hot Tub I Setting			Type Bedroom	Dimensions 30'5 x 17'4
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main	nnected: es: c: er(s): Type Foyer	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settir Royal LePage - Wolstenc Dimensions	, SECTION 25, TOW utdoor,Storage,Swirl ng,Private Yard,Rura proft, Royal LePage -	bool/Hot Tub I Setting Wolstencroft Type Games Room	Dimensions	Floor		
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Floor Main Main	nnected: es: c: er(s): Type Foyer Library	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settir Royal LePage - Wolstenc Dimensions 10'9 x 9'5	, SECTION 25, TOW utdoor,Storage,Swirl ng,Private Yard,Rura proft, Royal LePage - Floor Main	bool/Hot Tub I Setting Wolstencroft Type	Dimensions 32'5 x 23'11	Floor Above	Bedroom	30'5 x 17'4
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main	nnected: es: c: er(s): Type Foyer	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settir Royal LePage - Wolstenc Dimensions 10'9 x 9'5 15'9 x 11'4	sECTION 25, TOW utdoor,Storage,Swirl g,Private Yard,Rura proft, Royal LePage - Floor Main Main Main	vool/Hot Tub I Setting Wolstencroft Type Games Room Living Room	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2	Floor Above Bsmt	Bedroom Bar Room	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settir Royal LePage - Wolstenc Dimensions 10'9 x 9'5 15'9 x 11'4 19'9 x 12'4 11'2 x 7'11	SECTION 25, TOW utdoor,Storage,Swirl ng,Private Yard,Rura croft, Royal LePage - Floor Main Main	vool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room	Dimensions 32'5 x 23'11 18'5 x 23'7	Floor Above Bsmt Bsmt	Bedroom Bar Room Office	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry Butlers Pantry	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settin Royal LePage - Wolstenc Dimensions 10'9 x 9'5 15'9 x 11'4 19'9 x 12'4 11'2 x 7'11 y 13'2 x 8'11	sECTION 25, TOW utdoor,Storage,Swirl g,Private Yard,Rura proft, Royal LePage - Floor Main Main Main	vool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room Primary	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2	Floor Above Bsmt Bsmt	Bedroom Bar Room Office	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settir Royal LePage - Wolstenc Dimensions 10'9 x 9'5 15'9 x 11'4 19'9 x 12'4 11'2 x 7'11	, SECTION 25, TOW utdoor,Storage,Swirl g,Private Yard,Rura croft, Royal LePage - Floor Main Main Main Above	vool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room Primary Bedroom	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2 19'3 x 16'5	Floor Above Bsmt Bsmt	Bedroom Bar Room Office	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry Butlers Pantry Kitchen Eating Area	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settin Royal LePage - Wolstenc Dimensions 10'9 x 9'5 15'9 x 11'4 19'9 x 12'4 11'2 x 7'11 13'4 x 21'8	, SECTION 25, TOW utdoor,Storage,Swirl ng,Private Yard,Rura croft, Royal LePage - Floor Main Main Main Above Above Above # Of Rooms	vool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room Primary Bedroom Bedroom Bedroom	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2 19'3 x 16'5 12'9 x 11'0 20'5 x 12'0	Floor Above Bsmt Bsmt	Bedroom Bar Room Office Recreation Room	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10 26'10 x 12'6 Ensuite?
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry Butlers Pantry Kitchen Eating Area	Electricity, Natural Gas, Sec LOT 11, PLAN LMP6341 In Suite Laundry, Pool; Ou Cul-de-Sac, Private Settin Royal LePage - Wolstence Dimensions $10'9 \times 9'5$ $15'9 \times 11'4$ $19'9 \times 12'4$ $11'2 \times 7'11$ $if 13'2 \times 8'11$ $13'4 \times 21'8$ $16'5 \times 13'3$, SECTION 25, TOW utdoor,Storage,Swirl og,Private Yard,Rura proft, Royal LePage - Floor Main Main Main Above Above Above	pool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room Primary Bedroom Bedroom Bedroom Bedroom	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2 19'3 x 16'5 12'9 x 11'0 20'5 x 12'0	Floor Above Bsmt Bsmt Bsmt	Bedroom Bar Room Office Recreation Room	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10 26'10 x 12'6 Ensuite? No
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Finished Floo Finished Floo	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry Butlers Pantry Kitchen Eating Area or (Main):	Electricity,Natural Gas,Se LOT 11, PLAN LMP6341 In Suite Laundry,Pool; Ou Cul-de-Sac,Private Settin Royal LePage - Wolstenc Dimensions 10'9 x 9'5 15'9 x 11'4 19'9 x 12'4 11'2 x 7'11 13'4 x 21'8 16'5 x 13'3 3,469 sqft	, SECTION 25, TOW utdoor,Storage,Swirl ng,Private Yard,Rura croft, Royal LePage - Floor Main Main Main Above Above Above # Of Rooms	vool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room Primary Bedroom Bedroom Bedroom	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2 19'3 x 16'5 12'9 x 11'0 20'5 x 12'0	Floor Above Bsmt Bsmt Bsmt Bsmt	Bedroom Bar Room Office Recreation Room	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10 26'10 x 12'6 Ensuite?
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Finished Floo Finished Floo Finished Floo	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry Butlers Pantry Kitchen Eating Area or (Main): cor (Above): cor (Below):	Electricity, Natural Gas, Sec LOT 11, PLAN LMP6341 In Suite Laundry, Pool; Ou Cul-de-Sac, Private Settin Royal LePage - Wolstence Dimensions $10'9 \times 9'5$ $15'9 \times 11'4$ $19'9 \times 12'4$ $11'2 \times 7'11$ $ia' 3'2 \times 8'11$ $13'4 \times 21'8$ $16'5 \times 13'3$ 3,469 sqft 2,108 sqft	, SECTION 25, TOW utdoor,Storage,Swirl g,Private Yard,Rura croft, Royal LePage - Floor Main Main Above Above Above Above # Of Rooms # Of Kitchen	bool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room Primary Bedroom Bedroom Bedroom Setroom Bedroom Bedroom	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2 19'3 x 16'5 12'9 x 11'0 20'5 x 12'0	Floor Above Bsmt Bsmt Bsmt Bsmt	Bedroom Bar Room Office Recreation Room	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10 26'10 x 12'6 Ensuite? No
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Finished Floo Finished Floo Finished Floo	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry Butlers Pantry Kitchen Eating Area or (Main): cor (Above): cor (Below): cor (Bsmt):	Electricity, Natural Gas, Sec LOT 11, PLAN LMP6341 In Suite Laundry, Pool; Ou Cul-de-Sac, Private Settin Royal LePage - Wolstence Dimensions $10'9 \times 9'5$ $15'9 \times 11'4$ $19'9 \times 12'4$ $11'2 \times 7'11$ $if 13'2 \times 8'11$ $13'4 \times 21'8$ $16'5 \times 13'3$ 3,469 sqft 2,108 sqft 0 sqft	, SECTION 25, TOW utdoor,Storage,Swirl g,Private Yard,Rura croft, Royal LePage - Floor Main Main Above Above Above Above # Of Rooms # Of Kitchen # Of Levels:	bool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room Primary Bedroom Bedroom Bedroom Setroom Bedroom Bedroom Bedroom	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2 19'3 x 16'5 12'9 x 11'0 20'5 x 12'0	Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt	Bedroom Bar Room Office Recreation Room	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10 26'10 x 12'6 Ensuite? No No
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Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Finished Floo Finished Floo Finished Floo Finished Floo Finished Floo	nnected: es: c: er(s): Type Foyer Library Dining Room Laundry Butlers Pantry Kitchen Eating Area or (Main): cor (Above): cor (Below): cor (Below): cor (Total):	Electricity, Natural Gas, Se LOT 11, PLAN LMP6341 In Suite Laundry, Pool; Ou Cul-de-Sac, Private Settin Royal LePage - Wolstence Dimensions 10'9 x 9'5 15'9 x 11'4 19'9 x 12'4 11'2 x 7'11 7 13'2 x 8'11 13'4 x 21'8 16'5 x 13'3 3,469 sqft 2,108 sqft 2,108 sqft 1,602 sqft 7,179 sqft 0 sqft	, SECTION 25, TOW utdoor,Storage,Swirl g,Private Yard,Rura croft, Royal LePage - Floor Main Main Above Above Above Above # Of Rooms: # Of Kitchen # Of Kitchen # Of Levels: Suite: Crawl/Bsmt	pool/Hot Tub I Setting Wolstencroft Type Games Room Living Room Family Room Primary Bedroom Bedroom Bedroom Setroom Bedroom Bedroom Bedroom Bedroom Bedroom	Dimensions 32'5 x 23'11 18'5 x 23'7 24'8 x 19'2 19'3 x 16'5 12'9 x 11'0 20'5 x 12'0 7 one ull,Fully	Floor Above Bsmt Bsmt Bsmt Bsmt Main Main Above Above	Bedroom Bar Room Office Recreation Room r # of Pieces 2 2 5 3	30'5 x 17'4 33'1 x 28'11 13'7 x 9'10 26'10 x 12'6 Ensuite? No No Yes No

This STUNNING 4.8 acre private estate is situated in the coveted community of Fraser Hills, minutes from Fort Langley. This gorgeous 7179 sq.ft home also features a country kitchen including high end appliances and a lovely eating area with fireplace overlooking the manicured backyard. There is plenty of room for the whole family with numerous entertainment spaces including a library, games room, den, English style pub complete with billiard room and scotch locker. The front of the estate enjoys mountain views overlooking a lovely equestrian center. A spectacular sun room with vaulted ceilings overlooks the park-like backyard which features a SPECTACULAR in-ground POOL,hot tub, viewing deck, cabana and fire pit. FOUR CAR GARAGE and lots of parking!

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.