## R2860006 House/Single Family

## 8877 WRIGHT STREET LANGLEY

Fort Langley, V1M 3T1

**Residential Detached** \$2,800,000 (LP)

Depth/Size (ft): 200 Frontage (ft): Lot Area:

117.00

No

East

Yes

Bedrooms: Bathrooms: **Full Baths:** Half Baths:

4 3 3

0

Approx. Year Built: 1976 Age: 48 Zoning: R-1E **Gross Taxes:** \$7,321.50 For Tax Year: 2023

P.I.D.: 005-602-581

Style of Home: Construction:

Flood Plain:

Rear Yard Exp:

Rancher/Bungalow Frame - Wood Mixed

Exterior: Foundation:

Rain Screen:

Renovations: Completely # of Fireplaces:

1 - Fuel: Natural Gas Water Supply: City/Municipal

Fuel/Heating: Baseboard, Hot Water, Natural Gas

**Outdoor Area:** Patio(s) Type of Roof: Asphalt Floor Finish: Hardwood, Tile Parking:

Total: 4 - Covered: 1

**Covered Parking: Parking Access:** Front

Parking: Locker:

Garage; Single,Open

Units in Dev: Distance to:

Title to Land: Freehold NonStrata

Type

Office

Office

Sauna

Foyer

Patio

Bedroom

Walk-In Closet

**Property Disc:** Yes

**PAD Rental:** 

Floor

Main

Main

Main

Main

Main

Main

Main

14

None

Crawl

0/4

1

**Fixtures Leased:** No Fixtures Rmvd: No

View: Yes: Salmon river, pastures, mountain

Mgmt. Company:

Complex / Subdiv: Salmon River Ranch

Services Connected: Community, Electricity, Natural Gas, Septic, Water

LT.169 GRP.2 DL.80 LD.36 PL.44610 Legal:

Amenities: Barn, Tennis Court(s)

Site Influences: Private Setting, Recreation Nearby, Rural Setting

ClthWsh/Dryr/Frdg/Stve/DW Features:

Type

**Bylaw Restric:** 

Floor

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

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Main	Living Room	18'1 x 15'9
Main	Dining Room	12'8 x 10'8
Main	Kitchen	17'2 x 13'2
Main	Family Room	20'1 x 13'2
Main	Primary Bedroom	14'11 x 13'5
Main	Bedroom	11'9 x 9'5
Main	Bedroom	10'11 x 9'7

Finished Floor (Main): 2,939 sqft # Of Rooms: Finished Floor (Above): # Of Kitchens: 0 saft Finished Floor (Below): 0 sqft # Of Levels: Finished Floor (Bsmt): 0 sqft Suite: Finished Floor (Total): 2,939 sqft Crawl/Bsmt Height: **Unfinished Floor:** 0 sqft **Basement: Grand Total: Beds In Bsmt:** 2,939 sqft # Of Pets:

Dimensions

**Bathroom Floor** # of Pieces Ensuite? Main Nο Main 4 Yes Main No

Dimensions

10'11 x 10'6

9'4 x 5'

11'3 x 9'4

6'1 x 4'1

18'1 x 5' 38'3 x 15'9

11'3 x 13'3

Salmon River Ranch! A rare opportunity to be part of this unique lifestyle."The Village merges with this 15 Acres Country Estate, on the western edge of Fort Langley, along the meandering Salmon river. Elegantly appointed completely updated 4 bedroom rancher. Over 2,900 sqft. plus a huge 685 sqft. patio, so that you can enjoy the pastoral views of your surroundings, with green pastures and Mountain view. You have a chance to have a share of the Salmon River Ranch and be part of the "ranch", with horse boarding, tennis, canoeing, a riding ring, a dock and more. The sprawling rancher sits on over half an acre of land, with a bonus of possibly splitting the lot in two 12,000 sqft lots. in the future. A gardeners delight in quaint Fort Langley situated by the Salmon River. The house is part of t