## R2869231 House with Acreage

## 2134 248 STREET LANGLEY

**Residential Detached** \$3,599,900 (LP)

002-843-153

Otter District, V4W 2C4

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

366.00 11.32 No

8 Bedrooms: Bathrooms: 8 **Full Baths:** 7 Half Baths:

Approx. Year Built: 2016 Age: Zoning: RU-2 **Gross Taxes:** 

\$3,844.34 For Tax Year: 2023

Rear Yard Exp:

Flood Plain:

No

Parking:

**Covered Parking: Parking Access:** 

Parking: Garage; Double

Locker:

Units in Dev: Distance to:

> Freehold NonStrata Title to Land:

P.I.D.:

**Property Disc:** Yes

**PAD Rental:** 

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

Style of Home: Construction:

Frame - Wood

Fibre Cement Board

2 - Fuel: Natural Gas

Electric, Forced Air

Patio(s),Sundeck(s)

Laminate, Tile, Carpet

Well - Shallow

Asphalt

Completely, Substantially Rebuilt

2 Storey w/Bsmt.,Rancher/Bungalow w/Bsmt.

Foundation:

Exterior:

Rain Screen:

Renovations:

# of Fireplaces:

Water Supply:

Fuel/Heating: **Outdoor Area:** 

Type of Roof:

Floor Finish:

No

Mgmt. Company: Complex / Subdiv:

Services Connected:

Electricity, Natural Gas LOT 41, PLAN NWP61497, SECTION 14, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 63716

Amenities:

Legal:

View:

Features:

ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Vacuum - Roughed In,Vaulted Ceiling

**Bylaw Restric:** 

Site Influences:

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

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Great Room	19'8 x 14'2	Above	Bedroom	15'5 x 12'	Main	Family Room	18'5 x 13'5
Main	Kitchen	13'1 x 11'11	Bsmt	Bedroom	12' x 11'7	Main	Bedroom	13'5 x 10'3
Main	Eating Area	13'4 x 12'5	Bsmt	Kitchen	8'10 x 8'2	Main	Bedroom	10'10 x 10'6
Main	Primary Bedroom	16'2 x 12'	Bsmt	Living Room	19'4 x 13'7	Main	Foyer	18' x 8'
Main	Laundry	9'1 x 6'7	Main	Living Room	23'2 x 22'10	Below	Primary Bedroom	18'4 x 12'10
Main	Foyer	10'5 x 9'10	Main	Kitchen	17'9 x 13'9	Below	Bedroom	12'10 x 10'3
Above	Games Room	30'2 x 11'11				Below	Bedroom	13'7 x 10'4
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Finished Floor (Main):	3,303 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	949 sqft	# Of Kitchens:	3	Main	3	No
Finished Floor (Below):	2,155 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	0 sqft		Legal Suite,Unauthorized Suite	Above	4	No
Finished Floor (Total):	6,407 sqft	Suite:		Bsmt	3	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Below	2	No
Grand Total:	6,407 sqft	•	Fully Finished 1 / 8	Main	4	No
		Basement: Beds In Bsmt:		Below	5	Yes
		# Of Pets:		Below	3	No

2 beautiful newer family homes (plus a suite) on 11.3 acres in South Langley - amazing shared family opportunity!! One - a 2 storey w/ bsmt & 1 bdrm suite, 8 yrs old, Whistlerinspired, 20' vaulted ceiling open plan centered by an exposed log support, 2 bdrm plus huge games room (easily converted to 4 bdrm as per original plans), 5 pce ensuite. 2nd home - a rancher w/ bsmt, 5 bdrm, 3 bath, trendy open plan with vaulted ceilings thru living area. Completely rebuilt from foundation to trusses! In total 8 baths, 8 bdrms (up to 10). 50' x 40' shop. 56' x 46' barn has 3 stalls, tack room, workshop. Amazing horse pasture with gate to Otter Park Trail. Thriving egg business with road side stand (inquire per \$). Request 'additional features' sheet. BC Hydro lines cross pasture.