

LISTING
features

24327 46A Ave, Langley



PRESENTED BY
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Performance
Power Play Realty



Active
R2474008
Board: F
House with Acreage

24327 46A AVENUE

Langley
Salmon River
V2Z 2M3

Residential Detached

\$1,525,000 (LP)

(SP) 



Sold Date: Frontage (feet): **133.00** Original Price: **\$1,549,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1977**
Depth / Size: Bathrooms: **4** Age: **43**
Lot Area (sq.ft.): **40,075.00** Full Baths: **3** Zoning: **SR-1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,260.88**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **006-137-784**
Tour: **Virtual Tour URL**

View: **Yes: Farmland & Mountains**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Aluminum, Brick**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWP46975 LT 43 LD 36 SEC 34 TWP 10 PART NW 1/4.**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Setting, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 15'	Below	Laundry	26'1 x 10'10			x
Main	Dining Room	11' x 9'3	Below	Dining Room	13'5 x 7'2			x
Main	Kitchen	16'3 x 11'	Below	Kitchen	11'1 x 6'3			x
Main	Master Bedroom	14'1 x 11'11	Below	Foyer	11'1 x 5'8			x
Main	Walk-In Closet	7'5 x 2'10	Below	Bedroom	11'11 x 10'11			x
Main	Bedroom	13'2 x 9'6	Below	Bedroom	11'11 x 10'11			x
Main	Bedroom	9' x 8'7			x			x
Below	Foyer	13' x 12'1			x			x
Below	Family Room	19'4 x 14'6			x			
Below	Flex Room	13'11 x 11'3			x			

Finished Floor (Main):	1,347	# of Rooms:16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	5	No	Barn:
Finished Floor (Below):	1,697	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Legal Suite	3	Below	2	No	Pool:
Finished Floor (Total):	3,044 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5			No	Door Height:
Unfinished Floor:	0	Basement: Fully Finished, Separate Entry	6			No	
Grand Total:	3,044 sq. ft.		7			No	
			8			No	

Listing Broker(s): **Performance Power Play Realty**

Homelife Glenayre Realty Company Ltd.

Strawberry Hills property, a desirable area of Langley on almost 1 acre, backing onto farmland w/ peekaboo mtn views & located on a quiet no-thru street. The 3,044 SF house has 5 beds + 3.5 baths, includes a 2-bed legal suite. The main floor has 3 beds + 2 full baths, gorgeous vaulted ceilings in the living room, laminate floors throughout & a spacious kitchen. Below has a large entry, an entertainment size family room, a supersize laundry & storage area. The HW is an on-demand system. The septic is a newer engineered field. The suite is self-contained w/ its own laundry. Plenty of parking for all your vehicles, toys, & guests, including the x-large garage. The backyard has a terrific garden & fruit trees, a sundeck off the main & a massive deck below. Put this one at the top of your list.

RED Full Public (Blank)

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

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FEATURES

#24327 46A Ave

INTERIOR:

- Daylight 2-bedroom legal suite
- Suite has its own laundry
- Upstairs flooring updated
- Updated doors and casings
- Crown moulding throughout
- Quality window casings and baseboards
- Renovated bathrooms, ensuite in 2019
- 1 gas fireplace, 1 wood fireplace
- Hot water on demand system
- Heat Pump with air conditioning

KITCHEN:

- Gas stove
- Stainless Steel appliances
- Lots of cabinets

EXTERIOR:

- New 740 sqft deck
- Large tree house
- Fully fenced backyard
- Lots of parking up front
- Engineered septic field installed in 2014

GARDEN:

- Raised garden beds
- Fruit trees – apple, pear, cherry & peach
- Berries – blueberries, raspberries & goji berries

LOCATION:

- Dead end street
- Super quiet neighbourhood
- Backs onto farm pasture
- Peekaboo mountain view