



Presented by:
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elevation

Active
R2251538
Board: F
House/Single Family

4061 240 STREET

Langley
Salmon River
V2Z 2L4

Residential Detached

\$1,235,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,235,000
Meas. Type:	Bedrooms: 6	Approx. Year Built: 2017
Depth / Size:	Bathrooms: 6	Age: 1
Lot Area (sq.ft.): 8,720.00	Full Baths: 5	Zoning: RU
Flood Plain:	Half Baths: 1	Gross Taxes: \$0.00
Rear Yard Exp:		For Tax Year: 2017
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 030-199-557
		Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **Well - Drilled**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2 SECTION 33 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4290**

Amenities: **None**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	12' x 10'	Above	Bedroom	12' x 13'6			x
Main	Dining Room	12' x 11'	Above	Bedroom	12' x 13'6			x
Main	Wok Kitchen	11'2 x 6'8	Above	Games Room	11' x 19'			x
Main	Kitchen	19'2 x 10'			x			x
Main	Family Room	17'2 x 18'			x			x
Main	Bedroom	13' x 9'8			x			x
Main	Kitchen	20'6 x 18'			x			x
Main	Bedroom	13' x 10'			x			x
Above	Master Bedroom	21'6 x 12'6			x			
Above	Bedroom	13'2 x 16'6			x			

Finished Floor (Main): **1,959**
Finished Floor (Above): **1,801**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,760 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,760 sq. ft.**

of Rooms: **13**
of Kitchens: **3**
of Levels: **2**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	No
3	Above	4	Yes
4	Above	4	Yes
5	Above	4	Yes
6	Above	4	Yes
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

Exquisite design & contemporary elegance exude from this 6BR 5.5BTH 3700+ sqft house. Lofty family room with towering second storey ceiling opens onto a generously sized deck - perfect for entertaining or relaxation. Master bedroom ensures uninterrupted indulgence with its vaulted ceilings, 10'x10' walk-in closet & equally sized ensuite. Additional bedrooms offer individual privacy - each with its own walk-in closet and respective bathroom. Cooking is a dream in this intelligently laid out space on sleek appliances and integrated spice kitchen. Quality craftsmanship and luxury finishes complete this modern family home with 2BR legal side suite. Ready for occupancy now!