



Presented by:
Joel Schacter
 RE/MAX Treeland Realty
 Phone: 604-533-3491
www.elevationrealestate.ca
joel.schacter@remax.net



Active
R2187382

Board: F
 House/Single Family

23107 OLD YALE ROAD

Langley
 Salmon River
 V2Z 2V3

Residential Detached

\$1,895,000 (LP)

(SP)



Sold Date: Frontage (feet): **83.00** Original Price: **\$1,945,900**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**
 Depth / Size: **717** Bathrooms: **5** Age: **0**
 Lot Area (sq.ft.): **57,091.00** Full Baths: **4** Zoning: **RU**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,639.72**
 Rear Yard Exp: **North** For Tax Year: **2016**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: **No** P.I.D.: **030-097-959**
 Tour: [Virtual Tour URL](#)
 View: **Yes: Back Yard**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey, Carriage/Coach House**

Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Stone, Wood**
 Foundation: **Concrete Perimeter**

Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **20** Covered Parking: **4** Parking Access: **Front**
 Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**

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

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

Legal: **PL EPS4073 LT 2 LD 36 SEC 32 TWP 10**

Amenities: **None**

Site Influences: **Greenbelt, Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'1 x 12'8	Above	Bedroom	12' x 13'4			x
Main	Den	12' x 12'4	Above	Loft	7' x 10'8			x
Main	Master Bedroom	11'8 x 15'			x			x
Main	Great Room	19'6 x 21'6			x			x
Main	Dining Room	14' x 21'			x			x
Main	Kitchen	16' x 18'			x			x
Main	Mud Room	13'3 x 6'			x			x
Above	Master Bedroom	15'6 x 17'8			x			x
Above	Bedroom	11'7 x 11'2			x			
Above	Bedroom	11' x 12'6			x			

Finished Floor (Main):	1,862	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,540	# of Kitchens:	1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	No	Workshop/Shed: 36x28
Finished Floor (Basement):	0	Suite:		3	Above	5	Yes	Pool:
Finished Floor (Total):	3,402 sq. ft.	Crawl/Bsmt. Height:		4	Above	5	Yes	Garage Sz:
Unfinished Floor:	899	Beds in Basement: 0	Beds not in Basement: 5	5	Above	4	Yes	Door Height:
Grand Total:	4,301 sq. ft.	Basement: None		6				
				7				
				8				

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

RE/MAX Treeland Realty

Intelligently designed 5BR 5BTH home on 1.29 acres exudes elegance & luxury. Form & function are featured throughout: sprawling great room with 19' ceiling, gourmet kitchen with walk in pantry, all Hardi siding and on-demand hot water system! The master bedroom features a posh dressing area and lavish ensuite. Main floor boasts full bath, rec room and bonus space perfect for an in home gym or media room. Quality construction and luxury finishings complete this modern family home with detached 2 storey shop with 900 Square foot unfinished second floor awaiting your ideas. Ready for occupancy now!