



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



Active
R2196341

Board: F
 House with Acreage

24782 44 AVENUE

Langley
 Salmon River
 V2Z 1L6

Residential Detached

\$2,398,800 (LP)

(SP)



Sold Date:	Frontage (feet):	124.00	Original Price: \$2,398,800
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2017
Depth / Size: 332	Bathrooms:	6	Age: 0
Lot Area (sq.ft.): 43,560.00	Full Baths:	5	Zoning: SR-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$0.00
Rear Yard Exp: South			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?: No			P.I.D.: 029-634-873
			Tour: Virtual Tour URL

View: :
 Complex / Subdiv: **Robertson Ranch Estates**
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey w/Bsmt., Rancher/Bungalow w/Loft**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **3** R.I. Plumbing:
 Fireplace Fuel: **Electric, Gas - Natural** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **16** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple, RV Parking Avail.**

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

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

Legal: **LT 14, SEC 34, TWP 10, NWD, PL EPP49807**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Rural Setting, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Pantry, Security System, Sprinkler - Inground, Vacuum Blt. In, Vaulted Ceiling, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	18'6 x 15'	Above	Bedroom	11' x 10'3	Bsmt	Kitchen	11' x 11'7
Main	Flex Room	11' x 12'7	Above	Bedroom	15' x 16'	Bsmt	Bedroom	10'0 x 12'0
Main	Dining Room	16' x 14'1	Above	Bedroom	13'8 x 11'3			x
Main	Kitchen	13' x 19'	Above	Laundry	14'7 x 7'			x
Main	Butlers Pantry	7'5' x 10'	Above	Loft	13'9 x 12'2			x
Main	Kitchen	7' x 10'	Bsmt	Gym	11'1 x 19'6			x
Main	Eating Area	11'3 x 19'	Bsmt	Media Room	18'8 x 11'10			x
Main	Great Room	18' x 19'	Bsmt	Recreation Ro...	25'3 x 18'6			x
Main	Mud Room	11'9 x 12'	Bsmt	Bedroom	10' x 12'1			
Main	Foyer	10' x 15'	Bsmt	Living Room	15'5 x 11'7			

Finished Floor (Main):	2,620	# of Rooms:	22	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,350	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	2,620	Suite: Legal Suite		3	Above	5	Yes	Pool:
Finished Floor (Total):	6,590 sq. ft.	Crawl/Bsmt. Height:		4	Above	5	No	Garage Sz: 24 x 29'8
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 4	5	Bsmt	3	No	Door Height:
Grand Total:	6,590 sq. ft.	Basement: Full, Fully Finished, Separate Entry		6	Bsmt	4	No	
				7				
				8				

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

RE/MAX Treeland Realty

Immaculate Construction in Robertson Ranch Estates. This open concept plan features soaring 19' tray ceiling in great room w/ floor to ceiling stone fireplace & eclipse accordion doors that open to large covered outdoor living room w/ skylights & gas fireplace. The chef's dream kitchen includes professional series Jenn-Air appliances, spice kitchen & butlers pantry w/ wine fridge. Formal dining, den, plus master bed on the main floor including modern linear fireplace & luxurious ensuite with free standing tub & spacious frameless glass shower enclosure w/ rain shower, wand & body jets. Upstairs includes 2nd master plus 2 more bedrooms w/ vaulted ceilings & open loft area. In the basement you'll find a massive rec-room & wet bar, media room w/ theater seating, gym & legal 2 bedroom suite.