



Presented by:
Tyler Schacter - PREC

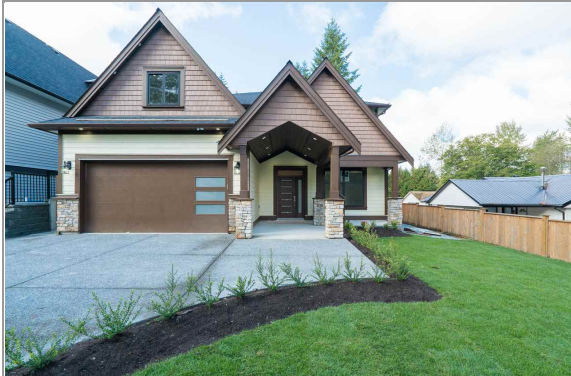
RE/MAX Treeland Realty
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elevation

Active
R2214236
Board: F
House/Single Family

4061 240 STREET
Langley
Salmon River
V2Z 2L4

Residential Detached
\$1,299,000 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$1,350,000**
Meas. Type: Bedrooms: **6** Approx. Year Built: **2017**
Depth / Size: Bathrooms: **6** Age: **0**
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?: **Yes**
If new, GST/HST inc?: **No** P.I.D.: **030-199-557**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Electric**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: 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	Kitchen	11'2 x 6'8	Above	Flex 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 9'8			x			x
Above	Master Bedroom	21'6 x 12'6			x			
Above	Bedroom	13'2 x 16'6			x			

Finished Floor (Main):	1,959	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,801	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,760 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
		Beds in Basement:	0	5	Above	4	Yes	Door Height:
Unfinished Floor:	0	Basement:	None	6	Above	4	Yes	
Grand Total:	3,760 sq. ft.			7				
				8				

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

RE/MAX Treeland Realty

Exquisite design & contemporary elegance exude from this 6BR 6BTH 3,700+ sqft house. Lofty family room with towering second storey ceiling opens onto a generously sized covered patio with fireplace - 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.