



Presented by:
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elevation

Active
R2214228
Board: F
House/Single Family

4053 240 STREET

Langley
Salmon River
V2Z 2L4

Residential Detached

\$1,325,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,375,000
Meas. Type:	Bedrooms: 6	Approx. Year Built: 2017
Depth / Size:	Bathrooms: 6	Age: 0
Lot Area (sq.ft.): 8,720.00	Full Baths: 6	Zoning: RU
Flood Plain:	Half Baths: 0	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.: 030-199-549
		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: **0**
Fireplace Fuel:
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 1 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	11' x 10'	Above	Bedroom	13'6 x 13'			x
Main	Kitchen	11'6 x 13'	Above	Bedroom	11' x 14'			x
Main	Dining Room	10' x 13'8	Above	Bedroom	11' x 14'			x
Main	Great Room	25'2 x 17'	Above	Master Bedroom	13'4 x 15'			x
Main	Pantry	5'8 x 8'	Above	Laundry	7'6 x 9'8			x
Main	Mud Room	12'6 x 5'			x			x
Main	Kitchen	13'4 x 25'6			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	13'4 x 10'			x			
Above	Media Room	13'9 x 27'			x			

Finished Floor (Main): **2,168**
Finished Floor (Above): **1,852**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **4,020 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,020 sq. ft.**

of Rooms: **15**
of Kitchens: **2**
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	4	No
2	Main	4	No
3	Above	4	Yes
4	Above	4	Yes
5	Above	4	Yes
6	Above	5	Yes
7			
8			

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

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

RE/MAX Treeland Realty

Masterful design & modern luxury are uniquely embodied in this brand new 6BR 6BTH 4,000+ sqft house. Intelligently appointed kitchen features broad walk-in pantry and functional island with breakfast bar. Soaring great room is ideal for entertaining large parties with its French doors that open onto an expansive patio while media room allows for more private gatherings or movie nights. Also on the second floor are 4 generously sized rooms, each spoiled with spacious closets and individual, full en-suites offering privacy for each family member. Quality craftsmanship and luxury finishes complete this modern family home with 2BR legal side suite.