



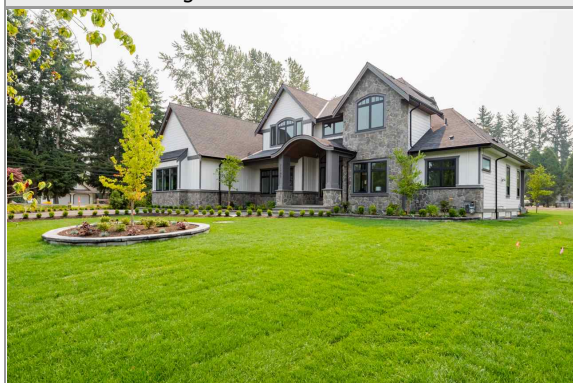
Presented by:

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joel@elevationrealestate.ca**elevation****Active**  
**R2196341**  
Board: F  
House with Acreage**24782 44 AVENUE**Langley  
Salmon River  
V2Z 1L6

Residential Detached

**\$2,288,000** (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, Natural Gas** 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: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**

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**

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	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**  
 Finished Floor (Above): **1,350**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **2,620**  
 Finished Floor (Total): **6,590 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **6,590 sq. ft.**

# of Rooms: **22**  
 # of Kitchens: **3**  
 # of Levels: **3**  
 Suite: **Legal Suite**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **4**  
 Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz: **24 x 29'8"**  
 Door Height:

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.**