



Presented by:  
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**Active**  
**R2318200**  
Board: F  
House/Single Family

**3586 244 STREET**

Langley  
Otter District  
V2Z 1J2

Residential Detached

**\$1,848,800** (LP)   
(SP)



Sold Date: Frontage (feet): **153.00** Original Price: **\$1,848,800**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**  
Depth / Size: **102** Bathrooms: **5** Age: **0**  
Lot Area (sq.ft.): **15,633.00** Full Baths: **4** Zoning: **RU-1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,896.35**  
Rear Yard Exp: Council Apprv?: For Tax Year: **2018**  
If new, GST/HST inc?: **No** Tax Inc. Utilities?: **No**  
P.I.D.: **002-272-491**  
Tour:  
View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Septic, Water**

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

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

Total Parking: **10** Covered Parking: **3** Parking Access: **Front, Side**  
Parking: **Garage; Triple, RV Parking Avail.**

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: **LOT 2 PLAN NWP13163 SECTION 27 TOWNSHIP 10 LAND DISTRICT 36**

Amenities: **None**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	11' x 12'	Main	Dining Room	8'4 x 8'4			x
Main	Foyer	7'1 x 12'6	Main	Bedroom	9'2 x 10'			x
Main	Living Room	12' x 15'4	Main	Bedroom	11' x 10'			x
Main	Wok Kitchen	8' x 12'	Above	Games Room	25' x 18'4			x
Main	Kitchen	17'2 x 14'4	Above	Master Bedroom	17'2 x 15'6			x
Main	Mud Room	6'6 x 15'2	Above	Bedroom	12'7 x 11'8			x
Main	Dining Room	17'4 x 14'4	Above	Bedroom	12'0 x 11'8			x
Main	Great Room	22'6 x 22'	Above	Bedroom	12'0 x 15'1			x
Main	Living Room	17'5 x 18'4	Above	Study	17' x 12'			x
Main	Kitchen	12'1 x 10'						

Finished Floor (Main): **2,828**  
Finished Floor (Above): **2,292**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **5,120 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **5,120 sq. ft.**

# of Rooms: **19**  
# of Kitchens: **3**  
# 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	2	No
2	Main	4	No
3	Above	5	Yes
4	Above	5	No
5	Above	4	Yes
6			
7			
8			

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

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

**RE/MAX Treeland Realty**

**Beautiful new home with triple garage on quiet street, short walk to Otter Co-Op. 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 with gas fireplace. The chef's dream kitchen includes professional series appliances plus a spice kitchen. The main floor includes a formal living room, den & large mudroom plus a legal side-suite (fully above ground). Upstairs you'll find the master bedroom including luxurious ensuite with free standing tub & spacious frameless glass shower enclosure w/ rain shower, wand & body jets. Also upstairs is a loft, huge media room with wet bar & 3 more spacious bedrooms including 2nd master suite. Inc. built in speakers and security cameras.**