



Presented by:
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R2317218 **3656 244 STREET** Residential Detached
 Board: F Langley **\$1,700,000 (LP)**
 House/Single Family Otter District (SP)



Sold Date: Frontage (feet): **83.00** Original Price: **\$1,700,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**
 Depth / Size: **302** Bathrooms: **7** Age: **0**
 Lot Area (sq.ft.): **25,264.00** Full Baths: **6** Zoning: **RU-1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,911.18**
 Rear Yard Exp: **East** Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: **No** P.I.D.: **030-302-030**
 View: **Yes: Agricultural** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing: **Yes**
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **16** Covered Parking: **4** Parking Access: **Front**
 Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2 SECTION 27 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4649**

Amenities: **None**

Site Influences: **Cleared, Golf Course Nearby, Private Yard, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security - RI, Vacuum R.I., Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'1 x 12'8	Above	Bedroom	12' x 13'4			x
Main	Den	12' x 12'4	Above	Loft	7' x 10'8			x
Main	Flex Room	11'8 x 15'	Bsmt	Media Room	11'7 x 17'8			x
Main	Great Room	19'6 x 21'6	Bsmt	Recreation	17'2 x 22'6			x
Main	Dining Room	14' x 21'	Bsmt	Kitchen	15' x 11'6			x
Main	Kitchen	16' x 18'	Bsmt	Living Room	14' x 16'6			x
Main	Mud Room	13'3 x 6'	Bsmt	Bedroom	13' x 11'1			x
Above	Master Bedroom	15'6 x 17'8	Bsmt	Bedroom	12'8 x 11'5			x
Above	Bedroom	11'7 x 11'2						
Above	Bedroom	11' x 12'6						

Finished Floor (Main): 1,862	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,540	# of Kitchens: 2	1	Main	3	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Main	2	No	Workshop/Shed: 28 x 36
Finished Floor (Basement): 1,871	Suite: Legal Suite	3	Above	5	Yes	Pool:
Finished Floor (Total): 5,273 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	No	Garage Sz: 22'6 x 23'1
	Beds in Basement: 2 Beds not in Basement: 4	5	Above	3	Yes	Door Height:
Unfinished Floor: 899	Basement: Full, Fully Finished	6	Bsmt	3	No	
Grand Total: 6,172 sq. ft.		7	Bsmt	4	No	
		8				

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

Brilliantly designed 6BR 6.5BTH 5,273 sqft. home radiates elegance and luxury. Functional floor plan encompasses a sprawling great room with 2 storey vaulted ceiling, broad dining area and gourmet kitchen with roomy walk in pantry. Enjoy summer evenings on your huge covered deck with gas fireplace. Grandiose master features posh dressing area and lavishly appointed ensuite. Additional bedrooms allow ample space to spread out, each with ensuite or Jack & Jill bathroom. Lower level boasts full bath, rec room and bonus space perfect for an in home gym media room. Quality construction and upscale materials complete this modern family home with 2 bedroom legal side suite and a 36' X 28' detached shop with partially finished 2nd floor.