



Presented by:  
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**Active**  
**R2503164**  
 Board: F  
 House/Single Family

**22466 72 AVENUE**

Langley  
 Salmon River  
 V2Y 2K4

Residential Detached

**\$1,899,000** (LP)

(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$1,899,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2020**  
 Depth / Size: **88.514 Metres** Bathrooms: **5** Age: **0**  
 Lot Area (sq.ft.): **21,780.00** Full Baths: **4** Zoning: **RU-1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**  
 Rear Yard Exp: **Northeast** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: **No** P.I.D.: **008-986-576**  
 Tour: **Virtual Tour URL**

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic**  
 Sewer Type: **Septic**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **10** Covered Parking: **4** Parking Access:  
 Parking: **DetachedGrge/Carport, Garage; Double, 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: **LOT 5 DISTRICT LOT 301 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 28553**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'6 x 21'6	Above	Bedroom	12' x 13'4			x
Main	Dining Room	14' x 21'	Above	Bedroom	11' x 12'6			x
Main	Office	11' x 15'	Above	Bedroom	11'7 x 11'2			x
Main	Bedroom	12' x 12'4	Above	Laundry	9'8 x 6'6			x
Main	Foyer	10'1 x 12'8	Above	Loft	7'7 x 10'8			x
Main	Kitchen	16' x 18'			x			x
Main	Wok Kitchen	6'6 x 6'0			x			x
Main	Mud Room	13'3 x 6'0			x			x
Above	Master Bedroom	15'6 x 17'8			x			x
Above	Walk-In Closet	15'8 x 12'0			x			x

Finished Floor (Main):	<b>1,862</b>	# of Rooms:	<b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,540</b>	# of Kitchens:	<b>2</b>	1	Main	3	Yes	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	Main	2	No	Workshop/Shed: <b>22.5' X</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	Above	5	Yes	Pool:
Finished Floor (Total):	<b>3,402 sq. ft.</b>	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	<b>899</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5	Above	5	Yes	Grg Dr Ht:
Grand Total:	<b>4,301 sq. ft.</b>	Basement: <b>Crawl</b>		6			No	
				7			No	
				8			No	

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

**RE/MAX Treeland Realty**

**Intelligently designed 5BR 5BTH home on half an acre exudes elegance & luxury. Form & function are featured throughout: sprawling great room with 19' ceiling, gourmet kitchen with spice kitchen, all Hardi siding and on-demand hot water system! The master bedroom features a posh dressing area and lavish ensuite. Main floor boasts full bath and spacious office space. Huge covered rear deck with gas fireplace for outdoor living and dining. Quality construction and luxury finishings complete this modern family home with detached 2 storey shop with 900 Square foot unfinished second floor awaiting your ideas. Ready for occupancy now!**