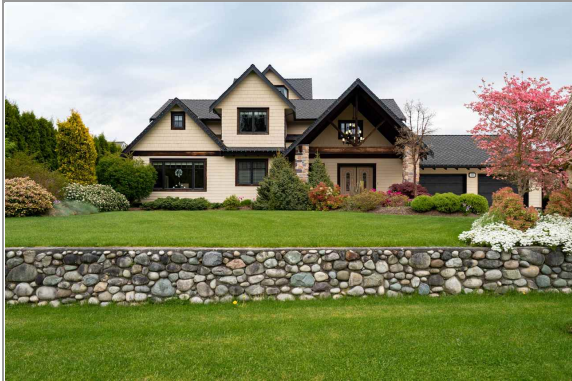




Presented by:  
**Tyler Schacter - PREC**  
 RE/MAX Treeland Realty  
 Phone: 604-533-3491  
<http://www.elevationrealestate.ca/>  
[tyler@elevationrealestate.ca](mailto:tyler@elevationrealestate.ca)



**Active** Residential Detached  
**R2452315** **\$2,190,000** (LP)  
 Board: F (SP)   
 House/Single Family **5966 243 STREET**  
Langley  
Salmon River  
V2Z 2G5



Sold Date: Frontage (feet): **148.00** Original Price: **\$2,190,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1987**  
 Depth / Size: **297** Bathrooms: **5** Age: **33**  
 Lot Area (sq.ft.): **0.00** Full Baths: **4** Zoning: **SR-1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,234.38**  
 Rear Yard Exp: **East** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **004-271-742**  
 Tour: **Virtual Tour URL**

View: **Yes: Farm Land**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic**  
 Sewer Type: **Septic**

Style of Home: **2 Storey, 2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Stone, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: Reno. Year: **2009**  
 Renovations: **Addition, Substantially** R.I. Plumbing:  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **Well - Drilled** Metered Water: **N**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt, Fibreglass**

Total Parking: **4** Covered Parking: **16** Parking Access:  
 Parking: **DetachedGrge/Carport, Garage; Double**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood**

Legal: **LOT 12 PLAN NWP71889 PART1 SW SECTION 10 TOWNSHIP 11 LAND DISTRICT 36**  
 Amenities:  
 Site Influences: **Private Setting, Private Yard, Rural Setting**  
 Features: **Air Conditioning, Garage Door Opener, Jetted Bathtub, Oven - Built In, Pantry, Range Top, Refrigerator, Sprinkler - Inground, Storage**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	19'8 x 16'6	Above	Loft	15'3 x 7'7	Below	Storage	25'5x 22'11
Main	Flex Room	14'10 x 11'6	Above	Walk-In Closet	13'7 x 9'11	Below	Utility	31'x 12'3
Main	Kitchen	19'3 x 19'1	Above	Bedroom	16'0 x 12'8	Bsmt	Recreation	39'3x 25'4
Main	Eating Area	15'5 x 12'7	Above	Walk-In Closet	5'6 x 5'2	Bsmt	Workshop	25'8x 17'3
Main	Dining Room	21'4 x 13'10	Above	Walk-In Closet	14'1 x 11'9			x
Main	Office	15'10 x 9'9	Above	Dressing Room	9'4 x 5'11			x
Main	Foyer	12'9 x 12'3	Above	Bedroom	11'9 x 10'8			x
Main	Laundry	14'3 x 11'7	Above	Den	11'8 x 5'6			x
Main	Mud Room	11'5 x 6'5	Above	Nook	10'5 x 9'8			x
Above	Master Bedroom	20'1 x 19'4	Above	Conservatory	17'3 x 17'3			x

Finished Floor (Main):	<b>2,416</b>	# of Rooms:	<b>24</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>2</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>2,671</b>	# of Kitchens:	<b>1</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:				Workshop/Shed: <b>40'x26'</b>
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>4</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:				Garage Sz:
Finished Floor (Basement):	<b>1,176</b>	Suite:		4	<b>Above</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:				
Finished Floor (Total):	<b>6,263 sq. ft.</b>	Crawl/Bsmt. Height: <b>7'</b>		5	<b>Main</b>	<b>3</b>	<b>No</b>					
Unfinished Floor:	<b>1,323</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	6			<b>No</b>					
Grand Total:	<b>7,586 sq. ft.</b>	Basement: <b>Crawl, Part, Unfinished</b>		7			<b>No</b>					
				8			<b>No</b>					

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

**Extensively remodeled family home on picturesque acre; an entertainers dream! Huge master bedroom w/ large walk-in closets, ensuite w/ views, heated floors, jetted soaker tub & steam shower. New 50 yr roof, furnace & heat-pump, tankless hot water, built-in generator, built-in speakers inside & out, seismic & energy efficiency upgrades, large stamped patio w/ gas fire-table. All new plumbing & electrical, septic field/tank & water treatment system. Renovated 1,176 SqFt. detached flex-room incl. kitchen & 3 pc bath. 400 SqFt workshop w/attic, garden shed & art studio. Fully fenced & landscaped yard, easy maintenance, mature shrubs & trees, vegetable garden, new lawns w/ auto irrigation, grape arbors, fruit trees, wood burning fire-pit & privacy hedging. Trailer hook-up w/ separate septic.**