



Presented by:

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Active
R2497465

Board: F
House with Acreage

3885 240 STREET

Langley
Campbell Valley
V2Z 2J8

Residential Detached

\$2,750,000 (LP)

(SP)



Sold Date: Frontage (feet): **138.00** Original Price: **\$2,750,000**
 Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2020**
 Depth / Size: **286.67** Bathrooms: **7** Age: **0**
 Lot Area (sq.ft.): **46,931.00** Full Baths: **6** Zoning: **RU**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**
 Rear Yard Exp: **West** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: **No** P.I.D.: **010-137-271**
 Tour: **Virtual Tour URL**

View: **Yes: Greenbelt**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic**
 Sewer Type: **Sanitation**

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

Total Parking: **10** Covered Parking: **6** Parking Access: **Lane**
 Parking: **DetachedGrge/Carport, 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **THE NORTH 138 FEET OF LOT D SECTION 28 TOWNSHIP 10 NEW WESTMINSTER DISTRICTPLAN 15846**
 Amenities: **Storage, Workshop Detached**
 Site Influences: **Greenbelt, Private Setting, Private Yard, Rural Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Range Top, Security System, Smoke Alarm, Vaulted Ceiling, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	20' x 17'	Main	Laundry	9'9 x 10'	Bsmt	Bedroom	11'x 13'8
Main	Dining Room	12' x 13'6	Main	Porch (enclosed)	19'6 x 17'6	Bsmt	Bedroom	11'8x 13'
Main	Kitchen	12' x 18'6	Above	Loft	10' x 10'7	Bsmt	Living Room	20'x 14'7
Main	Eating Area	12' x 16'6	Above	Bedroom	12'1 x 14'	Bsmt	Dining Room	11'6x 9'5
Main	Wok Kitchen	13'3 x 5'4	Above	Bedroom	11'8 x 11'4	Bsmt	Kitchen	11'6x 8'4
Main	Butlers Pantry	7'6 x 5'0	Above	Bedroom	19' x 14'			x
Main	Master Bedroom	15'4 x 14'6	Above	Bedroom	12' x 12'			x
Main	Walk-In Closet	8'7 x 7'10	Bsmt	Recreation	21'9 x 20'9			x
Main	Den	10'10 x 13'10	Bsmt	Games Room	14'10 x 9'7			x
Main	Foyer	8'0 x 10'5	Bsmt	Bedroom	9'10 x 13'6			x

Finished Floor (Main):	2,360	# of Rooms:	25	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,555	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	2,270	Suite:	Legal Suite	3	Above	3	Yes	Pool:
Finished Floor (Total):	6,185 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	No	Garage Sz:
Unfinished Floor:	1,050	Beds in Basement:	3	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	7,235 sq. ft.	Basement:	Full, Fully Finished	6	Bsmt	3	No	
				7	Bsmt	4	No	
				8			No	

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

Executive country retreat! Open concept plan; soaring 19' tray ceiling in great room w/ floor to ceiling stone fireplace & eclipse accordion doors that open to large covered outdoor living rm w/gas f.p. The chef's dream kitchen includes top of the line appliances, spice kitchen & butlers pantry. Formal dining, den, plus master bed on the main floor with french doors opening onto deck & luxurious ensuite with free standing soaker tub & spacious frameless glass shower enclosure, wand & body jets. Upstairs includes 4 more spacious bedrooms + loft overlooking Great room. In the basement you'll find a massive rec-room & wet bar & legal 2 bedroom suite. Detached over-height shop with 1015 SQFT up. Enjoy a private yard backing onto greenspace. Set way back from street a few blocks from Fraser Hwy