



Presented by:
Tyler Schacter - PREC
 RE/MAX Treeland Realty
 Phone: 604-319-0909
<http://www.elevationrealestate.ca/>
tyler@elevationrealestate.ca



Active **R2368155** **24424 40 AVENUE** Residential Detached
 Board: F Langley **\$2,398,800** (LP)
 House with Acreage Salmon River (SP)
 V2Z 2M1



Sold Date: Frontage (feet): **145.00** Original Price: **\$2,398,800**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2019**
 Depth / Size: **297** Bathrooms: **7** Age: **0**
 Lot Area (sq.ft.): **43,287.00** Full Baths: **6** Zoning: **RU-1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-712-467**
 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: **Hardi Plank, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Natural Gas**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **16** Covered Parking: **5** 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: **STRATA LOT 1 DISTRICT LOT 27 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5166 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **None**

Site Influences: **Private Setting, Private Yard, Rural Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Flex Room	14' x 12'	Main	Kitchen	10'10" x 12'10"			x
Main	Den	13' x 13'	Main	Bedroom	9'2" x 8'6"			x
Main	Mud Room	13' x 6'	Above	Master Bedroom	18' x 14'6"			x
Main	Kitchen	14' x 19'	Above	Walk-In Closet	8' x 9'9"			x
Main	Wok Kitchen	6' x 10'	Above	Bedroom	14' x 11'			x
Main	Great Room	19'6" x 19'	Above	Laundry	8'5" x 6'1"			x
Main	Recreation	18' x 24'6"	Above	Bedroom	13' x 11'			x
Main	Eating Area	14' x 16'	Above	Bedroom	14' x 13'8"			x
Main	Living Room	18'2" x 15'4"	Above	Bedroom	14' x 12'			x
Main	Bedroom	12'8" x 10'2"	Above	Walk-In Closet	5'3" x 7'9"			x

Finished Floor (Main): 3,468	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 2,574	# of Kitchens: 3	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	3	No	Workshop/Shed: 37x24
Finished Floor (Basement): 0	Suite: Legal Suite	3	Main	2	No	Pool:
Finished Floor (Total): 6,042 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz:
	Bed in Basement: 0	5	Above	5	Yes	Grg Dr Ht:
	Basement: None	6	Above	3	Yes	
Unfinished Floor: 820	Bed not in Basement: 7	7	Above	4	Yes	
Grand Total: 6,862 sq. ft.		8				

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

Brand new executive estate with triple garage plus detached shop. 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. The chef's dream kitchen includes professional series appliances, large island with eating bar and a spice kitchen. The main floor includes a formal living room, den, recroom & large mudroom plus a legal 2 bedroom 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 plus 4 more spacious bedrooms including 2nd master suite.