

# 24845 ROBERTSON CRESCENT

LIVING AREA: 4,058 SQFT | LOT AREA: 7,000 SQFT  
5 BEDROOM | 5 BATHROOM



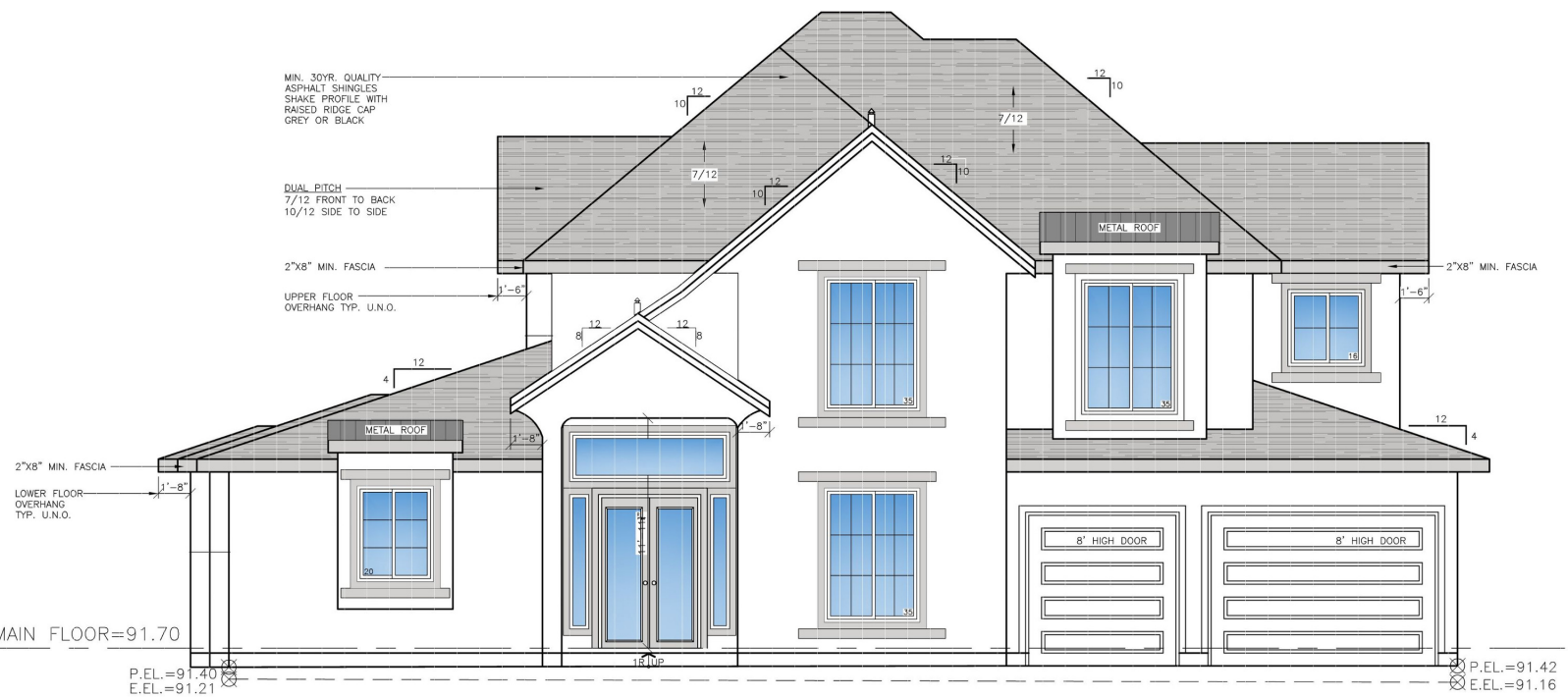
This stunning 7000 SqFt property in rural Langley is sure to impress. You'll love the well-manicured landscaping, triple garage, & grand entryway. The wide foyer with an adjacent office welcomes you upon entry. The main floor features a great room with high ceilings & an opulent fireplace, a spacious kitchen with an oversized island, high-end appliances, & separate spice kitchen with a walk-in pantry. Also on the main floor is the large primary bedroom with a luxurious spa ensuite & walk-in closet. Upstairs awaits four generously sized bedrooms, all with ensuites, & a games room. Quality construction and fine finishing materials throughout. A large backyard provides space for entertaining & relaxing. This home is perfect for those who enjoy the peace and tranquility of rural living.

604-704-8551  
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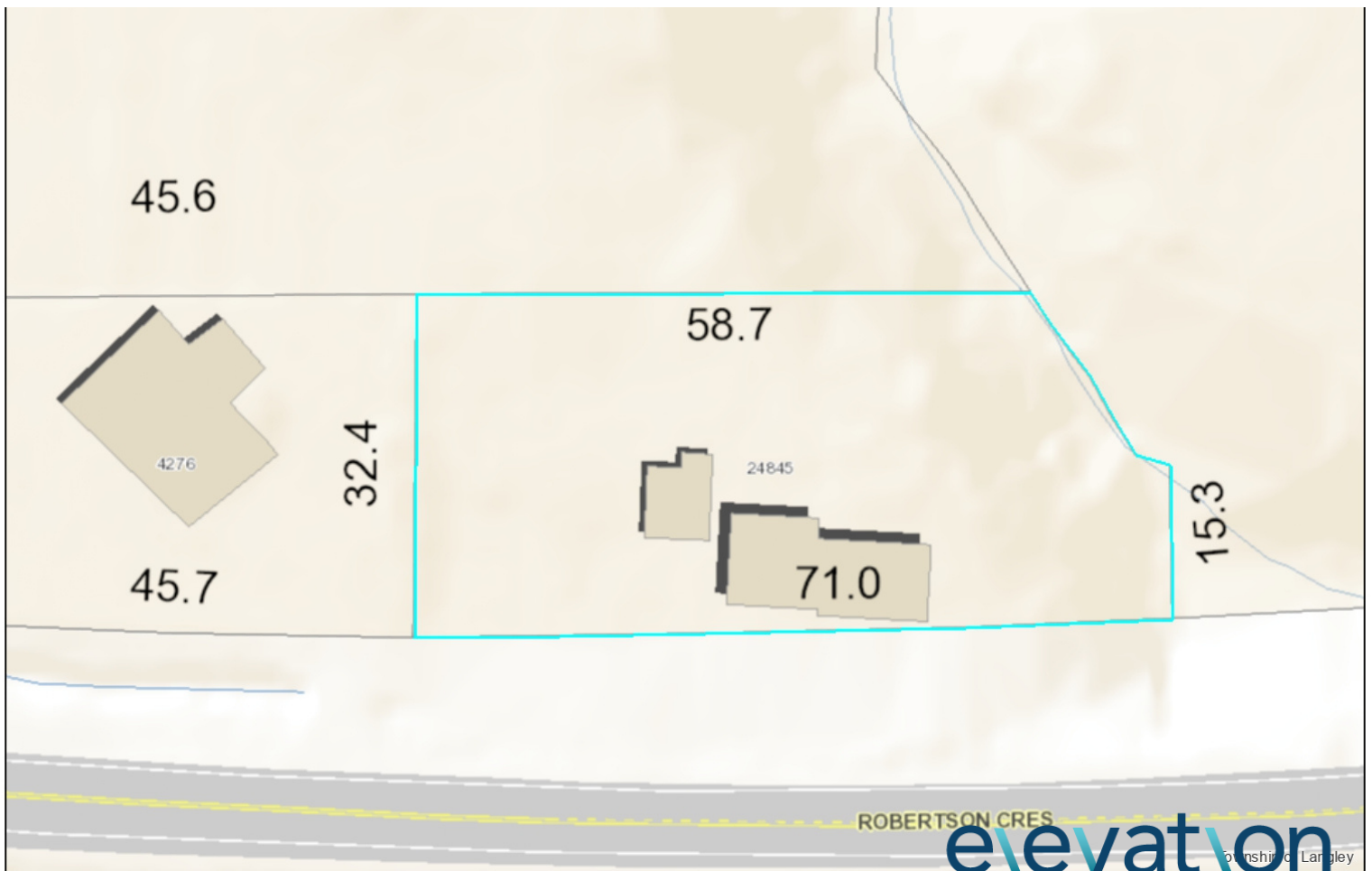
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RE/MAX TREELAND REALTY

**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



FRONT ELEVATION (SOUTH)

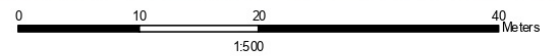




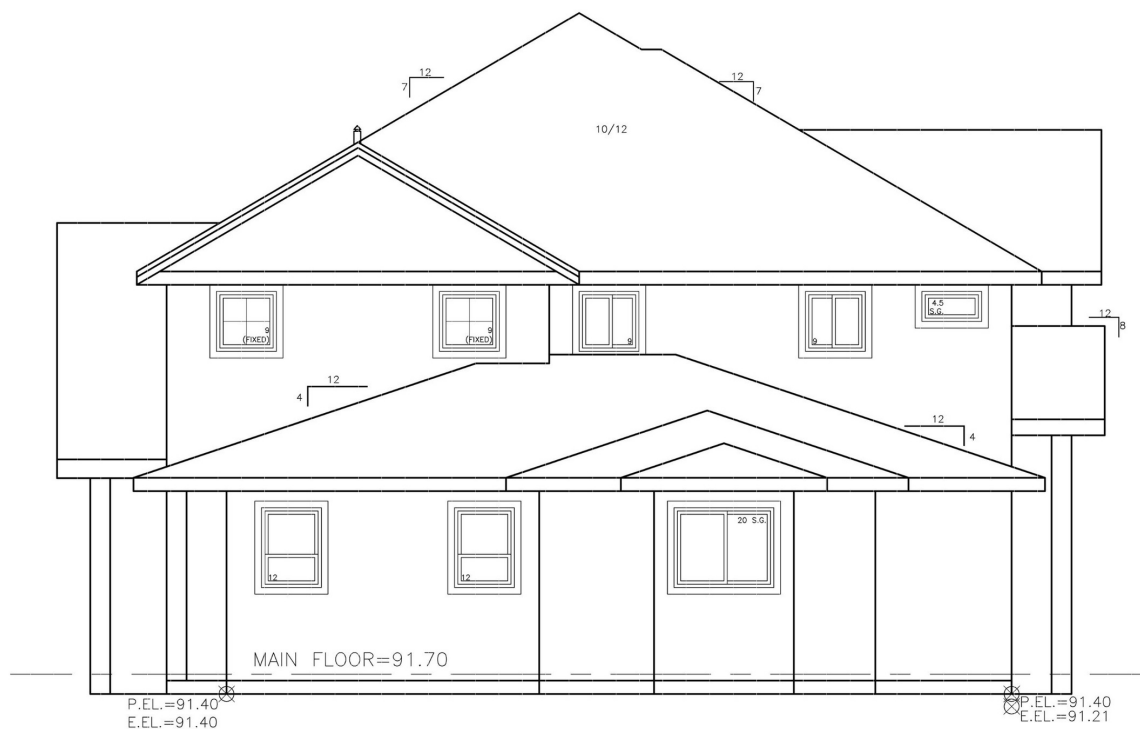


## Geosource Map

Mapped on: Wednesday, February 8, 2023

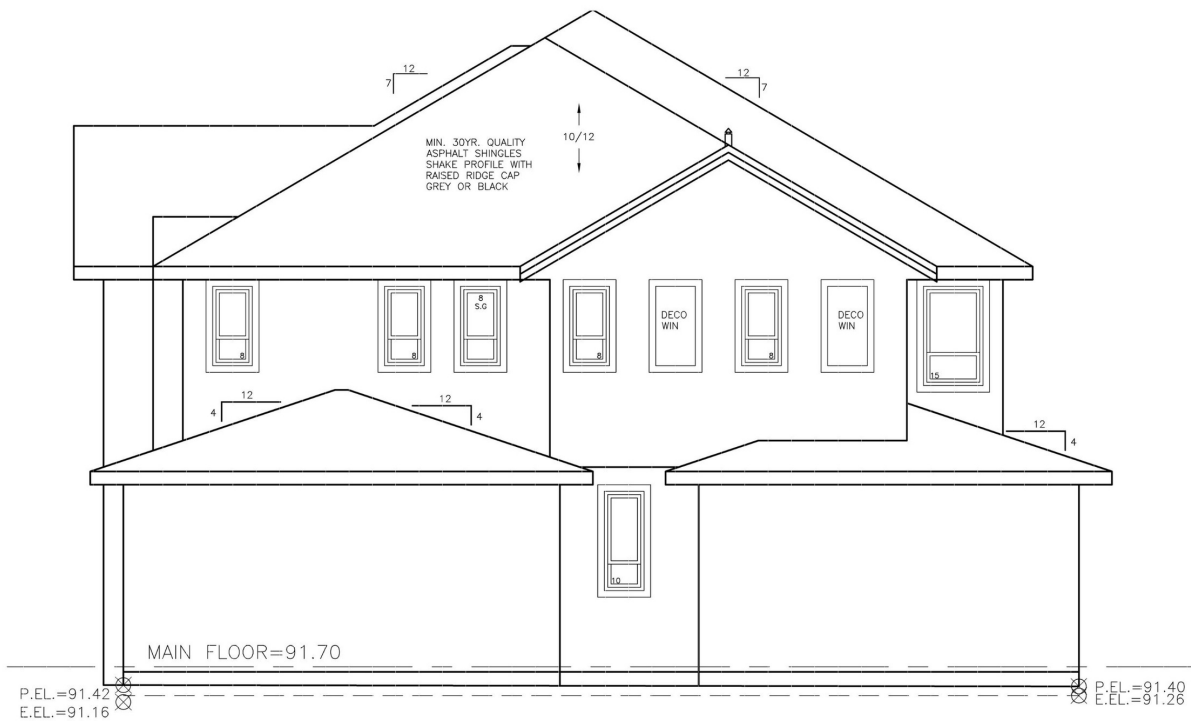


The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes



LEFT ELEVATION (WEST)  
WALL FACE AREA=870.21 SQ.FT. [80.85 m<sup>2</sup>]  
ALLOWABLE AREA AT 3.0M @ 15.59%= 135.67 SQ.FT. [12.60 m<sup>2</sup>]  
ACTUAL AREA=84.50 SQ.FT. [7.85 m<sup>2</sup>]

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RIGHT ELEVATION (EAST)  
WALL FACE AREA=963.91 SQ.FT. [89.55 m<sup>2</sup>]  
ALLOWABLE AREA AT 34.63M =N/A  
ACTUAL AREA=65.00 SQ.FT. [6.04 m<sup>2</sup>]

## WALK SCORE

Walk Score  
**15**

### Car-Dependent

Almost all errands require a car.

Transit Score  
**34**

### Minimal Transit

It is possible to get on a bus.

Bike Score  
**74**

### Somewhat Bikeable

Minimal bike infrastructure.

## SCHOOL CATCHMENT

### North Otter Elementary School (K-7)

5370 - 248 Avenue  
Langley, BC, V4W 1A7  
Phone: 604-856-3355

### Betty Gilbert Middle School (6-8)

26845 - 27 Avenue,  
Aldergrove, BC, V4W 3E6  
Phone: 604-856-8178

### DW Poppy Secondary School (8-12)

23752 - 52 Avenue  
Langley, BC, V2Z 2P3  
Phone: 604-530-2151

## COMMUTE to downtown Langley



12 min



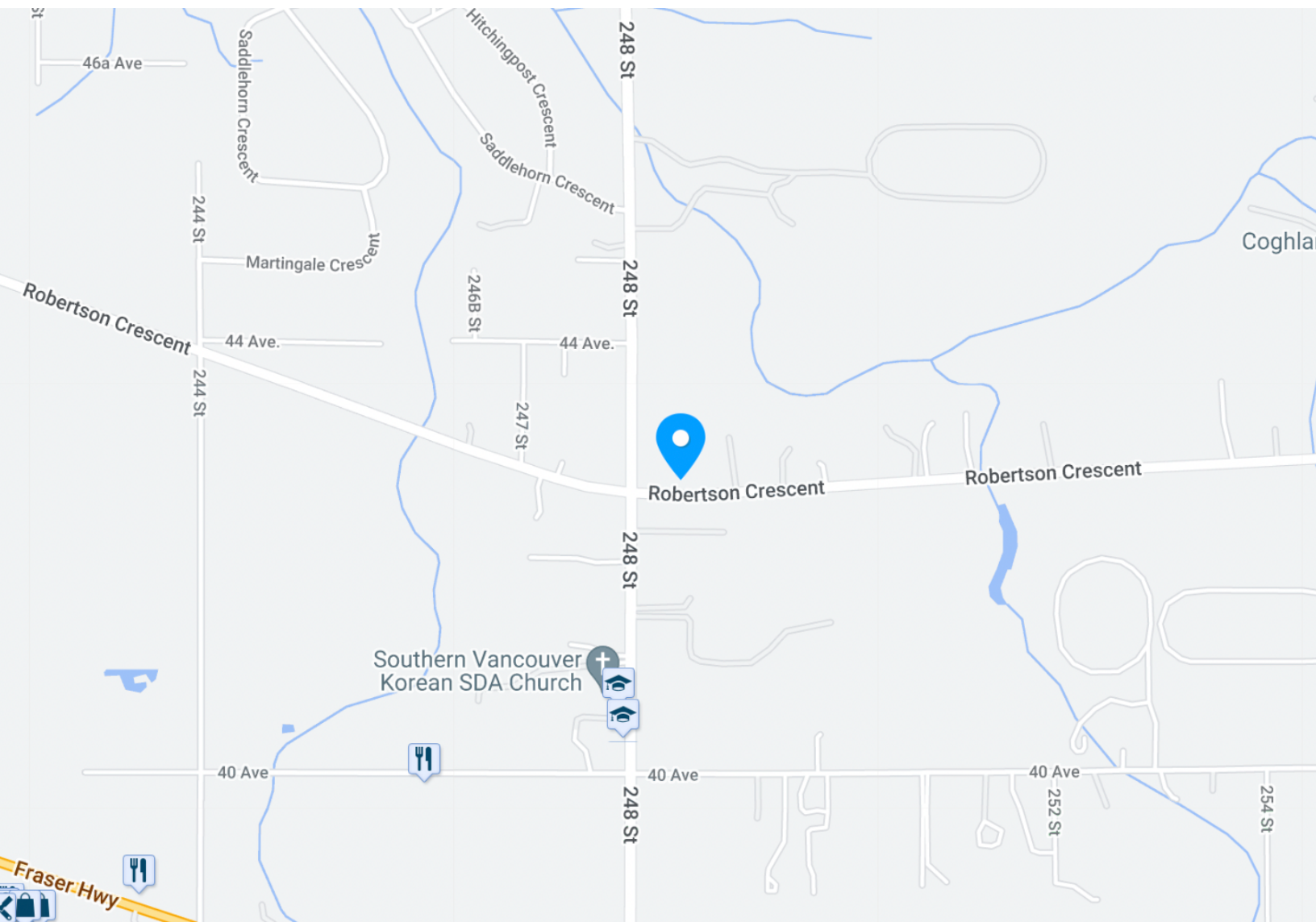
41 min



37 min



60+ min





**R2769919**Board: F  
House/Single Family**24845 ROBERTSON CRESCENT**Langley  
Salmon River  
V4W 1W7

Residential Detached

**\$1,799,900** (LP)(SP) 

Sold Date:

Meas. Type: **Feet**  
 Frontage(feet): **66.00**  
 Frontage(metres): **20.12**  
 Depth / Size: **106.00**  
 Lot Area (sq.ft.): **7,000.00**  
 Lot Area (acres): **0.16**

Flood Plain:

View:

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal**Water Supply: **Well - Drilled**Total Parking: **6** Covered Parking: **3** Parking Access:Parking: **Garage; Triple, Open**

Driveway Finish:

Dist. to Public Transit: **1 km**Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Lease... **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Tile, Carpet**Original Price: **\$1,799,900**Approx. Year Built: **2023**Age: **0**Zoning: **RU-3**Gross Taxes: **\$0.00**For Tax Year: **2023**

Tax Inc. Utilities?:

Tour:

Style of Home: **2 Storey**Construction: **Frame - Wood**Exterior: **Fibre Cement Board, Vinyl**Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Electric**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Asphalt, Metal**Legal: **SALE CANNOT COMPLETE UNTIL STRATA LOT HAS REGISTERED.**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Amenities: **None**Site Influences: **Golf Course Nearby, Private Setting, Rural Setting, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,343	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,715	Main	Great Room	19'10 x 19'2			x	Floor
Finished Floor (AbvMain2):	0	Main	Kitchen	21'10 x 19'2			x	Main
Finished Floor (Below):	0	Main	Wok Kitchen	6'10 x 12'8			x	Main
Finished Floor (Basement):	0	Main	Pantry	6'10 x 6'6			x	Above
Finished Floor (Total):	4,058 sq. ft.	Main	Primary Bedroom	15'6 x 15'8			x	Above
Unfinished Floor:	0	Main	Walk-In Closet	11'6 x 16'10			x	Above
Grand Total:	4,058 sq. ft.	Main	Foyer	9'8 x 17'11			x	
		Above	Office	14' x 13'2			x	
		Above	Bedroom	12'4 x 13'2			x	
		Above	Bedroom	12'8 x 13'4			x	
		Above	Bedroom	12'6 x 12'2			x	
		Above	Bedroom	14' x 8'6			x	
		Above	Games Room	10'2 x 17'4			x	

Crawl/Bsmt. Height:

# of Levels: **2**# of Kitchens: **2**# of Rooms: **13**Manuf Type:  
MHR...Registered in MH...  
CSA/BCE:

PAD Rental:

Maint. Fee: **\$0.00**ByLaw Restrictions: **No Restrictions**

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**JOEL & TYLER SCHACTER**

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