

FOR SALE

8415 ARMSTRONG ROAD

LOT SIZE: 27.5 ACRES



SPECTACULAR VALLEY, RIVER & MTN VIEW! "27.45 ACRES - Very private setting with long winding tree lined paved drive to this custom built rancher with loft and inground unfinished basement. Swimming pool with larger tiered back on view side of home. Attractive landscaping, small orchard. 2nd home of approximately 2000 sqft separated by ravine & accessed by its own driveway. Outbuildings include a 22 x 50 2 story workshop with 35 x 55 lento and 310 x 40 two story barn built for raising poultry, but could be converted for other uses. Property consists of mostly rolling pasture with wooded ravine and homes, minutes to Fort Langley & Hwy access. All measurements are approximate and should be verified by the buyer.



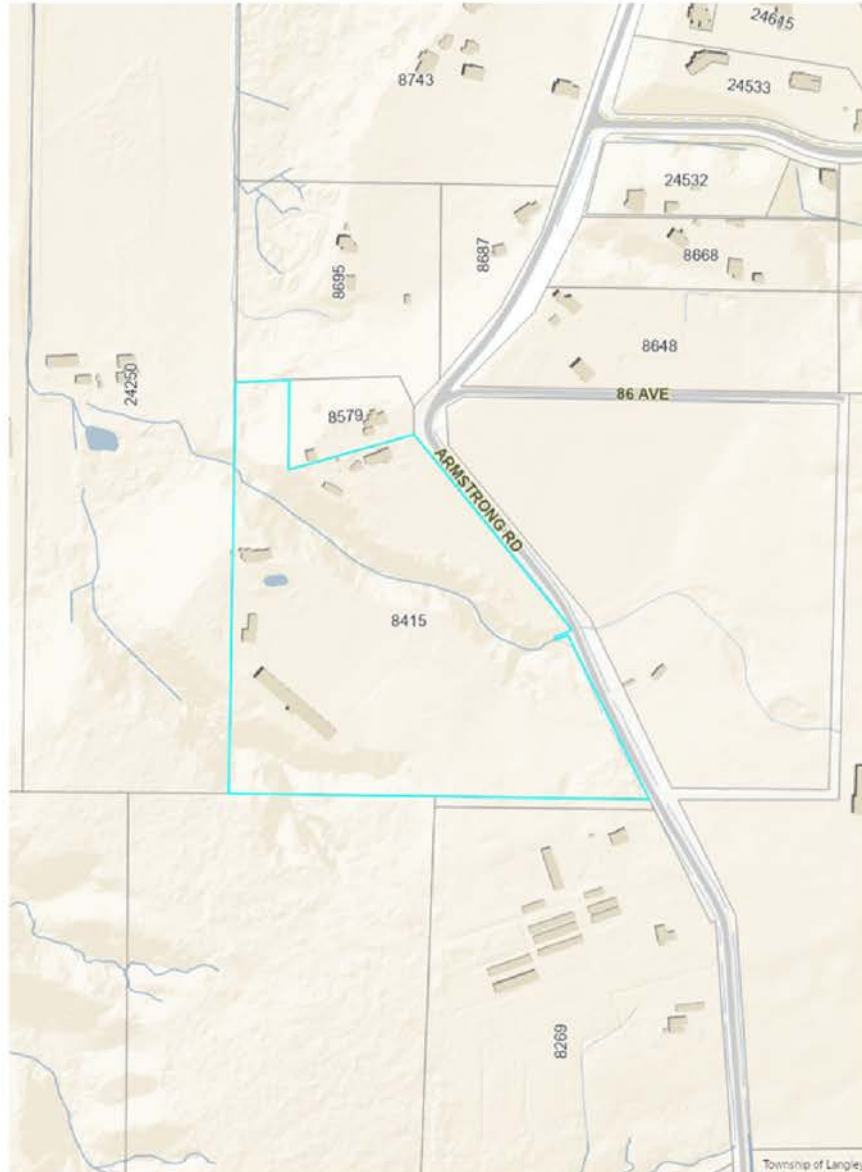
ROYAL PACIFIC
TRI-CITIES REALTY

elevation
RE/MAX Treeland Realty

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





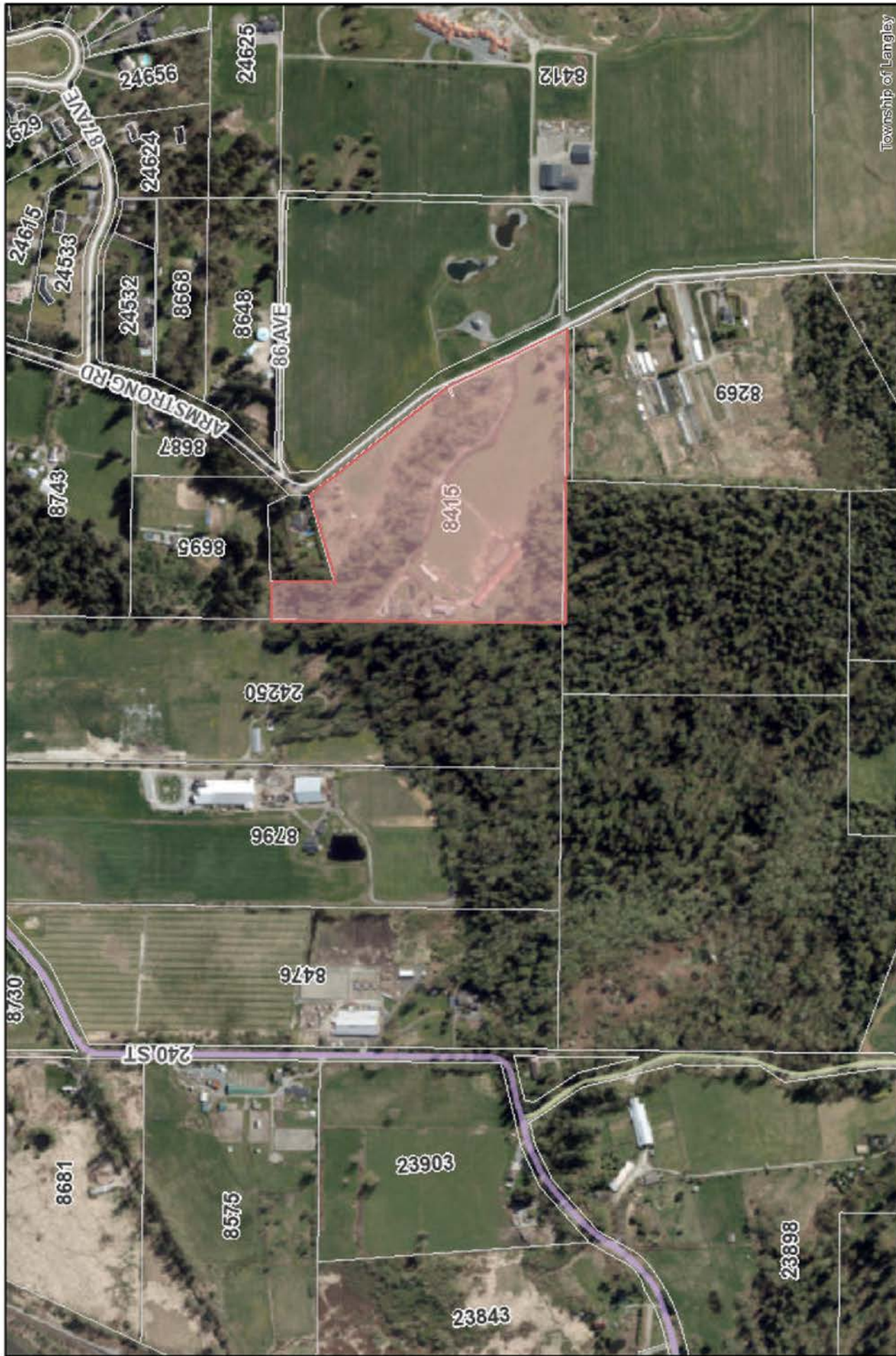


Parcel Information

House	8415
Street	ARMSTRONG RD
Unit	
Property #:	110909
Plan #:	NWP84713
PID:	015-841-189
Folio:	0515611017
Block:	
Section:	27
Township:	11
Lot:	
Lot Size:	27.452
Lot Description:	ACRES
Legal Description:	SEC 27, TWP 11, NWD, PL NWP84713

Property Data

ADAPTABLE FLEX HOUSING:	N	NO - ADAPTABLE FLEX HOUSING
ALR:	Y	IN ALR
BOARD OF VARIANCE:	N	NOT APPLICABLE
BURNING PERMITTED:	Y	ALLOWED
COLLECTION AREA:	3	RECYCLING ONLY - WEDNESDAY
DEVELOPMENT PERMIT AREA:	N	NOT APPLICABLE
HERITAGE:	N	NOT APPLICABLE
HERITAGE CONSERVATION AREA:	N	NOT APPLICABLE
INSPECTION AREA:	4	AREA 4
LAND USE CONTRACT:	N	NOT APPLICABLE
MANUAL CLASS:	0160	1 STY SFD-AFTER 1930-BETTER
NEIGHBOURHOOD PARKLAND ACQUISITION:	N	NONE
OURCITY NEIGHBOURHOOD:	RURAL Lnull ANGLEY	
SERVICE LEVEL:	4	RURAL
SOLAR HOT WATER READY EXEMPTION:	N	NO - SOLAR HOT WATER READY EXEMPTION
STATISTICAL AREA:	N9000	NORTH LANGLEY - RURAL
TREES OF INTEREST:	N	NO - TREES OF INTEREST
WATER SERVICE DETAILS:	NF	NO FRONTAGE ON WATERMAIN (BEING REPLACED BY NW) {WATER UNITS =0}
ZONING:	RU-3	MIN 8.0HA - RURAL



Est. 1873

Geosource Map

Map printed on: Monday, February 12, 2024

Township of Langley



The data provided is a compilation of geographic information drawn together from a variety of sources. It is not intended to be used for legal purposes. The Township of Langley does not assume any liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Active
R2848393
 Board: F
 House with Acreage

8415 ARMSTRONG ROAD

Langley
 County Line Glen Valley
 V1M 3P5

Residential Detached
\$5,400,000 (LP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$5,400,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1990**
 Frontage(feet): **1,408.0** Bathrooms: **4** Age: **34**
 Frontage(metres): **429.16** Full Baths: **3** Zoning:
 Depth / Size: **(27.5AC)** Half Baths: **1** Gross Taxes: **\$12,227.69**
 Lot Area (sq.ft.): **1,195,720.00** Rear Yard Exp: For Tax Year: **2023**
 Lot Area (acres): **27.45** P.I.D.: **015-841-189** Tax Inc. Utilities?: **No**
 Flood Plain: **No**
 View: **Yes: Valley, Mountain & River**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected:
 Sewer Type: Water Supply:

Style of Home: **Rancher/Bungalow w/Loft**
 Construction: **Frame - Wood, Other**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No** Dist. to School Bus:
 Fixtures **No :** Land Lease Expiry Year:

Renovations: **Partly**
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**
 Legal: **PARCEL 1, PLAN NWP84713, SECTION 27, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Reno. Year: **2020**
 Rain Screen:
 Metered
 R.I. Plumbing:
 Floor Finish: **Carpet**

Amenities: **Barn**

Site Influences:
 Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Freezer, Microwave, Pantry**

Finished Floor (Main):	2,527	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	335	Main	Living Room	17' x 13'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17' x 11'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	11' x 11'6			x	Main 3
Finished Floor (Basement):	0	Main	Family Room	20' x 14'			x	Main 3
Finished Floor (Total):	2,862 sq. ft.	Main	Playroom	15' x 19'			x	Main 2
Unfinished Floor:	2,527	Main	Bedroom	11'6 x 11'8			x	
Grand Total:	5,389 sq. ft.	Above	Bedroom	24' x 14'4			x	
				x			x	
				x			x	
				x			x	
				x			x	
				x			x	
				x			x	

Flr Area (Det'd 2nd Res): **sq. ft.**

Suite: **None**
 Basement: **Unfinished**

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type:
 # of Kitchens: **1** # of Rooms: **7** MHR#
 ByLaw Registered in CSA/BCE: PAD Rental: Maint. Fee:

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

HARRY AHN
778-879-9986

JOEL & TYLER SCHACTER
 *PERSONAL REAL ESTATE CORPORATION
info@elevationrealestate.ca
604-704-8551

 **ROYAL PACIFIC**
TRI-CITIES REALTY

elevation
RE/MAX Treeland Realty