



Presented by:

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**Active**  
**R2278089**  
 Board: F  
 House/Single Family

**5690 245A STREET**

Langley  
 Salmon River  
 V2Z 1G9

Residential Detached

**\$1,290,000** (LP)

(SP)



Sold Date: Frontage (feet): **122.00** Original Price: **\$1,290,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1987**  
 Depth / Size: **164** Bathrooms: **3** Age: **31**  
 Lot Area (sq.ft.): **20,081.00** Full Baths: **2** Zoning: **SR-3**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,320.68**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **004-544-196**  
 Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Septic**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Mixed, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL NWP72303 LT 1 LD 36 SEC 10 TWP 11. PART SE 1/4**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm, Vacuum Blt. In, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 12'2			x			x
Main	Eating Area	7'6 x 13'			x			x
Main	Kitchen	7' x 12'3			x			x
Main	Dining Room	12' x 12'3			x			x
Main	Family Room	16'9 x 13'			x			x
Main	Laundry	7'6 x 6'			x			x
Above	Bedroom	11' x 14'6			x			x
Above	Bedroom	12' x 10'			x			x
Above	Master Bedroom	13' x 20'4			x			x
		x			x			
Finished Floor (Main):	<b>1,015</b>	# of Rooms: <b>9</b>	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>822</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>		<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>4</b>		<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Above	<b>4</b>		<b>Yes</b>	Pool:
Finished Floor (Total):	<b>1,837 sq. ft.</b>	Crawl/Bsmt. Height:	4					Garage Sz: <b>22 x 30</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5					Door Height:
Grand Total:	<b>1,837 sq. ft.</b>	Basement: <b>Full</b>	6					
			7					
			8					

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

**A quintessential homestead located in a family friendly community in Salmon River. The bright kitchen is open to the family room with gas fireplace. The large private, level and fully useable fenced backyard is the perfect spot for summer BBQ's with friends and family! Upstairs features 3 bright, good-sized bedrooms. The large 2nd floor nook is perfect for an office space. This 1837 sqft home on 20000 sqft lot has lots of space for a growing family. With its good bones, this home has tons of room to expand and even build your very own dream shop! This is one great area to raise your family, close to elementary and secondary schools and an easy drive to UFV and Trinity Western. Call to view today!**