



Presented by:

Tyler Schacter - PREC

RE/MAX Treeland Realty
Phone: 604-533-3491
www.elevationrealestate.ca
tyler@elevationrealestate.ca

elevation

Active
R2318200
Board: F
House/Single Family

3586 244 STREET

Langley
Otter District
V2Z 1J2

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **153.00** Original Price: **\$1,848,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2018**
Depth / Size: **102** Bathrooms: **5** Age: **0**
Lot Area (sq.ft.): **15,633.00** Full Baths: **4** Zoning: **RU-1**
Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$3,896.35**
Rear Yard Exp: _____ For Tax Year: **2018**
Council Apprv?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **002-272-491**
Tour: **Virtual Tour URL**

View: **No** :
Complex / Subdiv: _____
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **Well - Drilled**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **3** Parking Access: **Front, Side**
Parking: **Garage; Triple, RV Parking Avail.**

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

Property Disc.: **No**
PAD Rental: _____
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 2 PLAN NWP13163 SECTION 27 TOWNSHIP 10 LAND DISTRICT 36**

Amenities: **None**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	11' x 12'	Main	Dining Room	8'4 x 8'4			x
Main	Foyer	7'1 x 12'6			x			x
Main	Living Room	12' x 15'4	Main	Bedroom	11' x 10'			x
Main	Wok Kitchen	8' x 12'	Above	Games Room	25' x 18'4			x
Main	Kitchen	17'2 x 14'4	Above	Master Bedroom	17'2 x 15'6			x
Main	Mud Room	6'6 x 15'2	Above	Bedroom	12'7 x 11'8			x
Main	Dining Room	17'4 x 14'4	Above	Bedroom	12'0 x 11'8			x
Main	Great Room	22'6 x 22'	Above	Bedroom	12'0 x 15'1			x
Main	Living Room	17'5 x 18'4	Above	Study	17' x 12'			x
Main	Kitchen	12'1 x 10'			x			

Finished Floor (Main):	2,828	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,292	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Legal Suite		3	Above	5	Yes	Pool:
Finished Floor (Total):	5,120 sq. ft.	Crawl/Bsmt. Height:		4	Above	5	No	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 5	5	Above	4	Yes	Door Height:
Unfinished Floor:	0	Basement: None		6				
Grand Total:	5,120 sq. ft.			7				
				8				

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

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Beautiful new home with triple garage on quiet street, short walk to Otter Co-Op. 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 deck. The chef's dream kitchen includes professional series appliances plus a spice kitchen. The main floor includes a formal living room, den & large mudroom plus a legal 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. Also upstairs is a loft, huge media room with wet bar & 3 more spacious bedrooms including 2nd master suite. Inc. built in speakers and security cameras.