



Presented by:
Tyler Schacter - PREC

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

elevation

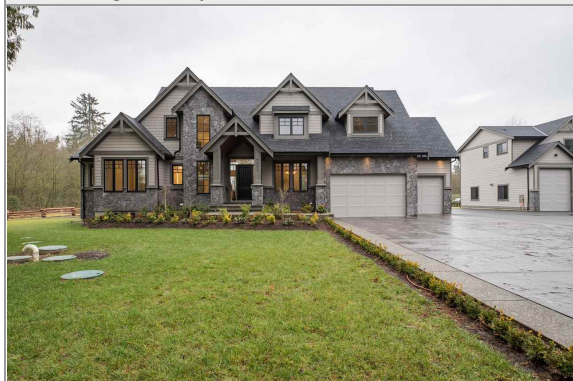
Active
R2335876
Board: F
House/Single Family

6953 232 STREET

Langley
Salmon River
V2Y 2J7

Residential Detached

\$2,888,800 (LP)
(SP)



Sold Date: Frontage (feet): **601.37** Original Price: **\$2,888,800**
Meas. Type: **Feet** Bedrooms: **10** Approx. Year Built: **2018**
Depth / Size: Bathrooms: **7** Age: **1**
Lot Area (sq.ft.): **156,816.00** 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?: **Yes** P.I.D.: **030-555-183**
Tour: **Virtual Tour URL**

View: **Yes: Salmon River - Forest**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **4** R.I. Plumbing:
Fireplace Fuel: **Electric, Natural Gas** R.I. Fireplaces:
Water Supply: **Well - Drilled**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **27** Covered Parking: **7** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Garage; Triple, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 1 PLAN EPS4600 SECTION 17 TOWNSHIP 11 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities:

Site Influences: **Private Setting, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Jetted Bathtub, Pantry, Security System, Smoke Alarm, Vaulted Ceiling, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 10'5	Above	Bedroom	12'1 x 14'	Bsmt	Games Room	14'10 x 9'7
Main	Dining Room	12' x 13'6	Above	Bedroom	11'5 x 11'4	Bsmt	Bedroom	9'10 x 13'6
Main	Den	10'10 x 13'10	Above	Bedroom	12' x 12'	Bsmt	Bedroom	11' x 13'8
Main	Great Room	20' x 17'	Above	Master Bedroom	19' x 14'	Below	Living Room	22'6 x 16'10
Main	Eating Area	12' x 16'6	Above	Loft	20' x 14'7	Below	Dining Room	10'4 x 10'6
Main	Kitchen	12' x 18'6	Bsmt	Living Room	20' x 14'7	Below	Kitchen	12'2 x 9'2
Main	Butlers Pantry	7'6 x 5'	Bsmt	Kitchen	11'6 x 8'4	Below	Bedroom	12' x 10'8
Main	Wok Kitchen	13'3 x 5'4	Bsmt	Dining Room	11'6 x 9'5	Below	Bedroom	9'7 x 6'6
Main	Laundry	9'9 x 10'	Bsmt	Bedroom	11'8 x 13'			
Main	Master Bedroom	15'4 x 14'6	Bsmt	Recreation	21'9 x 20'9			

Finished Floor (Main): **2,360**
Finished Floor (Above): **1,460**
Finished Floor (Below): **1,015**
Finished Floor (Basement): **2,270**
Finished Floor (Total): **7,105 sq. ft.**

Unfinished Floor: **0**
Grand Total: **7,105 sq. ft.**

of Rooms: **28**
of Kitchens: **4**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **3** Beds not in Basement: **7**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	5	Yes
3	Above	3	Yes
4	Above	4	No
5	Bsmt	5	No
6	Bsmt	3	No
7	Below	4	No
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **34'X39'**
Door Height:

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

RE/MAX Treeland Realty

Immaculate home by Sivia Construction on serene 4 acres with Salmon River running through. Open concept features soaring 19' tray ceiling in great room w/ floor to ceiling stone fireplace & eclipse accordion doors that open to large covered deck w/ gas fireplace. Chef's dream kitchen includes professional Jenn-Air appliances, spice kitchen & butlers pantry w/ wine fridge. Formal dining, den, plus master bed on the main floor including modern linear fireplace & luxurious ensuite with free standing tub & spacious frameless glass shower enclosure w/ rain shower, wand & body jets. Upstairs includes 2nd master plus 3 more bedrooms & open loft area. Basement has massive rec-room w/ wet bar & legal 2 bedroom suite. Over-height triple door shop for RV parking with 1,015 SqFt above.