



Presented by:

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elevation**Active**
R2505308Board: F
House with Acreage**2565 216 STREET**Langley
Campbell Valley
V2Z 1P4

Residential Detached

\$1,549,900 (LP)

(SP)



Sold Date:	Frontage (feet):	152.89	Original Price: \$1,549,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1956
Depth / Size: 682.09	Bathrooms:	3	Age: 64
Lot Area (sq.ft.): 108,900.00	Full Baths:	2	Zoning: RU-3
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,486.65
Rear Yard Exp: West			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 001-109-278
			Tour: Virtual Tour URL

View: **Yes: Agriculture Land**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic**Sewer Type: **Septic**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **10** Covered Parking: **3** Parking Access: **Lane**
 Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**

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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWP14360 LT 1 LD 36 SEC 27 TWP 7 (H105102E).**

Amenities:

Site Influences: **Greenbelt, Private Setting, Private Yard, Rural Setting, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'3 x 7'11	Above	Bedroom	13'11 x 11'9			x
Main	Living Room	15'11 x 10'8			x			x
Main	Family Room	16'5 x 15'11			x			x
Main	Dining Room	13'3 x 10'8			x			x
Main	Kitchen	13'3 x 11'11			x			x
Main	Laundry	7'7 x 4'9			x			x
Main	Recreation	19'10 x 12'2			x			x
Above	Master Bedroom	13'11 x 13'			x			x
Above	Walk-In Closet	6'7 x 4'5			x			x
Above	Bedroom	10'4 x 9'5			x			x
Finished Floor (Main):	1,400	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,003	# of Kitchens: 1	1	Main	2	No	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed: 46'11x	
Finished Floor (Basement):	0	Suite: None	3	Above	5	Yes	Pool:	
Finished Floor (Total):	2,403 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz: 22'11x13'5	
Unfinished Floor:	0	Beds in Basement: 0	5			No	Grg Dr Ht:	
Grand Total:	2,403 sq. ft.	Basement: None	6			No		
		Beds not in Basement: 3	7			No		
			8			No		

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

Peaceful and Private home in Campbell Valley. Your ideas and upgrades await at this 2400 sqft, Tudor-style house built with strong, solid bones on 2.5 acres! This handy man's dream comes with a detached 1,600 + sqft oversized shop.