



Presented by:
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elevation

Active
R2497465
Board: F
House with Acreage

3885 240 STREET

Langley
Campbell Valley
V2Z 2J8

Residential Detached

\$2,698,800 (LP)
(SP)



Sold Date:	Frontage (feet):	138.00	Original Price: \$2,750,000
Meas. Type: Feet	Bedrooms:	8	Approx. Year Built: 2020
Depth / Size: 286.67	Bathrooms:	7	Age: 0
Lot Area (sq.ft.): 46,931.00	Full Baths:	6	Zoning: RU
Flood Plain:	Half Baths:	1	Gross Taxes: \$0.00
Rear Yard Exp: West			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?: No			P.I.D.: 010-137-271
			Tour: Virtual Tour URL

View: **Yes: Greenbelt**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic**
Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **Well - Drilled**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **20** Covered Parking: **7** Parking Access: **Lane**
Parking: **DetachedGrge/Carport, Garage; Triple, RV Parking Avail.**

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

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

Legal: **THE NORTH 138 FEET OF LOT D SECTION 28 TOWNSHIP 10 NEW WESTMINSTER DISTRICTPLAN 15846**

Amenities: **Storage, Workshop Detached**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Range Top, Security System, Smoke Alarm, Vaulted Ceiling, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	
Main	Great Room	20' x 17'	Main	Laundry	9'9 x 10'	Bsmt	Bedroom	11'x 13'8	
Main	Dining Room	12' x 13'6	Main	Porch (enclosed)	19'6 x 17'6	Bsmt	Bedroom	11'8x 13'	
Main	Kitchen	12' x 18'6	Above	Loft	10' x 10'7	Bsmt	Living Room	20'x 14'7	
Main	Eating Area	12' x 16'6	Above	Bedroom	12'1 x 14'	Bsmt	Dining Room	11'6x 9'5	
Main	Wok Kitchen	13'3 x 5'4	Above	Bedroom	11'8 x 11'4	Bsmt	Kitchen	11'6x 8'4	
Main	Butlers Pantry	7'6 x 5'0	Above	Bedroom	19' x 14'			x	
Main	Master Bedroom	15'4 x 14'6	Above	Bedroom	12' x 12'			x	
Main	Walk-In Closet	8'7 x 7'10	Bsmt	Recreation	21'9 x 20'9			x	
Main	Den	10'10 x 13'10	Bsmt	Games Room	14'10 x 9'7			x	
Main	Foyer	8'0 x 10'5	Bsmt	Bedroom	9'10 x 13'6			x	
Finished Floor (Main):		2,360	# of Rooms:25		Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):		1,555	# of Kitchens: 3		1	Main	2	No	Barn:
Finished Floor (Below):		0	# of Levels: 3		2	Main	5	Yes	Workshop/Shed: 1190
Finished Floor (Basement):		2,270	Suite: Legal Suite		3	Above	3	Yes	Pool:
Finished Floor (Total):		6,185 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	No	Garage Sz:
			Beds in Basement: 3 Beds not in Basement:5		5	Above	3	Yes	Grg Dr Ht:
Unfinished Floor:		1,050	Basement: Full, Fully Finished		6	Bsmt	3	No	
Grand Total:		7,235 sq. ft.			7	Bsmt	4	No	
					8			No	

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

RE/MAX Treeland Realty

Executive country retreat! Open concept plan; soaring 19' tray ceiling in great room w/ floor to ceiling stone fireplace & eclipse accordion doors that open to large covered outdoor living rm w/gas f.p. The chef's dream kitchen includes top of the line appliances, spice kitchen & butlers pantry. Formal dining, den, plus master bed on the main floor with french doors opening onto deck & luxurious ensuite with free standing soaker tub & spacious frameless glass shower enclosure, wand & body jets. Upstairs includes 4 more spacious bedrooms + loft overlooking Great room. In the basement you'll find a massive rec-room & wet bar & legal 2 bedroom suite. Detached over-height shop with 1015 SQFT up. Enjoy a private yard backing onto greenspace. Set way back from street a few blocks from Fraser Hwy