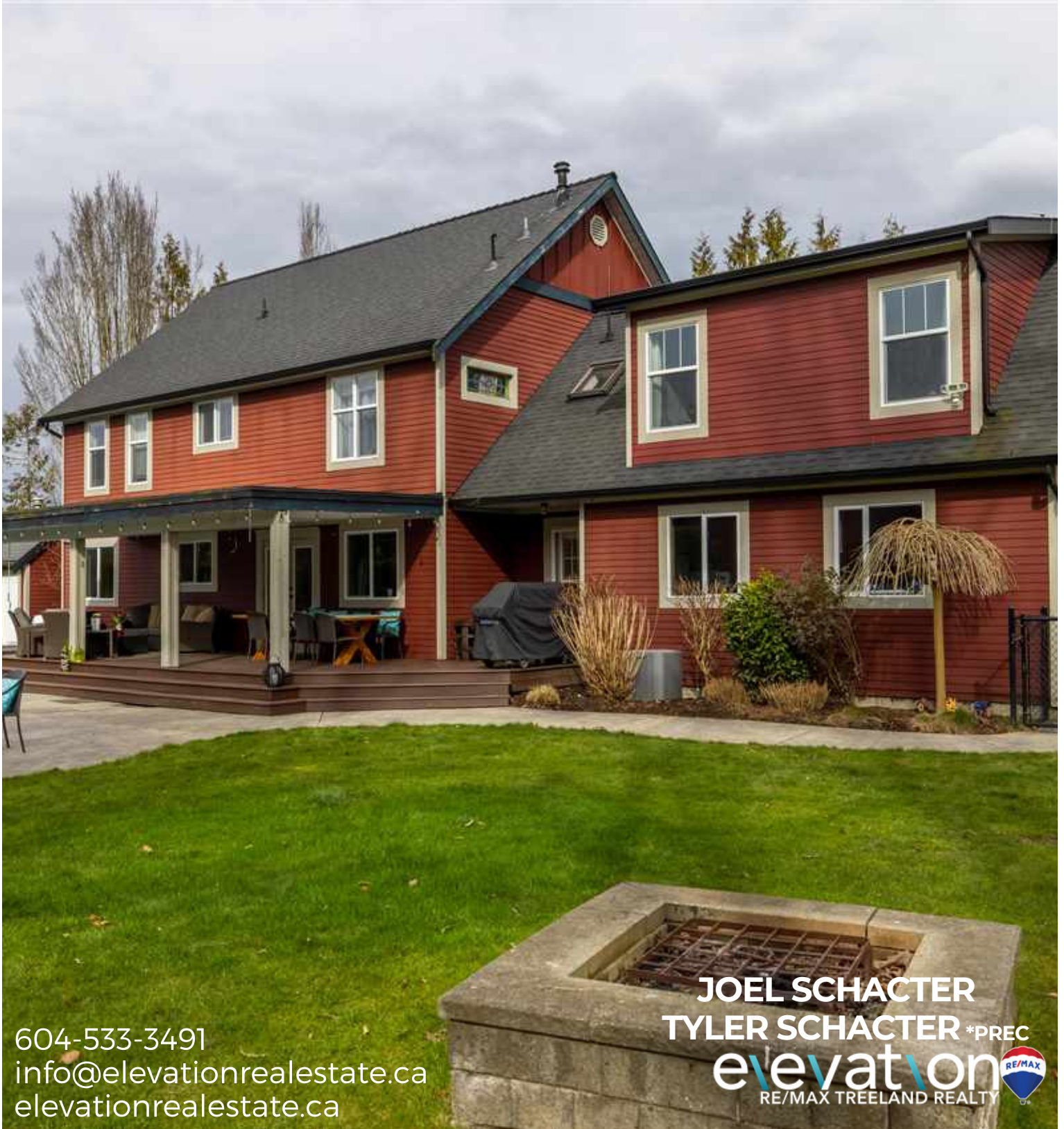


4533 232 STREET

4 BEDROOM | 4 BATHROOM

LOT SIZE: 70,000 SQFT | LIVING AREA: 3,993 SQFT



604-533-3491
info@elevationrealestate.ca
elevationrealestate.ca

JOEL SCHACTER
TYLER SCHACTER *PREC
elevation
RE/MAX TREELAND REALTY



PICTURESQUE FAMILY RETREAT ON 1.5 ACRES

This lot has something for everyone. This updated 2 storey home is an entertainer's dream, includes heated 20x40 inground saltwater pool w/ automatic safety cover, hot tub, huge covered deck, fire pit, zip line, & a 48x25 shop with 1,200 SqFt finished office space above (easily converted to in-law accommodation). Updates include vinyl windows, furnace, roof, hardy board exterior, kitchen, bathrooms, brand new septic & well! The spacious kitchen features a large island, upgraded JennAir stainless steel appliances and granite counters. Upstairs you'll find 4 oversized bedrooms including the master with vaulted ceilings, dormer windows and a walk-in-closet. Great location in the country but close to schools, shopping and amenities.

WALK SCORE



Car-Dependent

Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

COMMUTE to downtown Langley Twp



2 min



8 min



10 min



26 min

SCHOOL CATCHMENT

Peterson Road Elementary

23422 47 Avenue,
Langley, BC V2Z 2S3
(604) 534-7904

D.W. Poppy Secondary

23752 52 Avenue
Langley, BC V2Z 2P3
(604) 530-2151

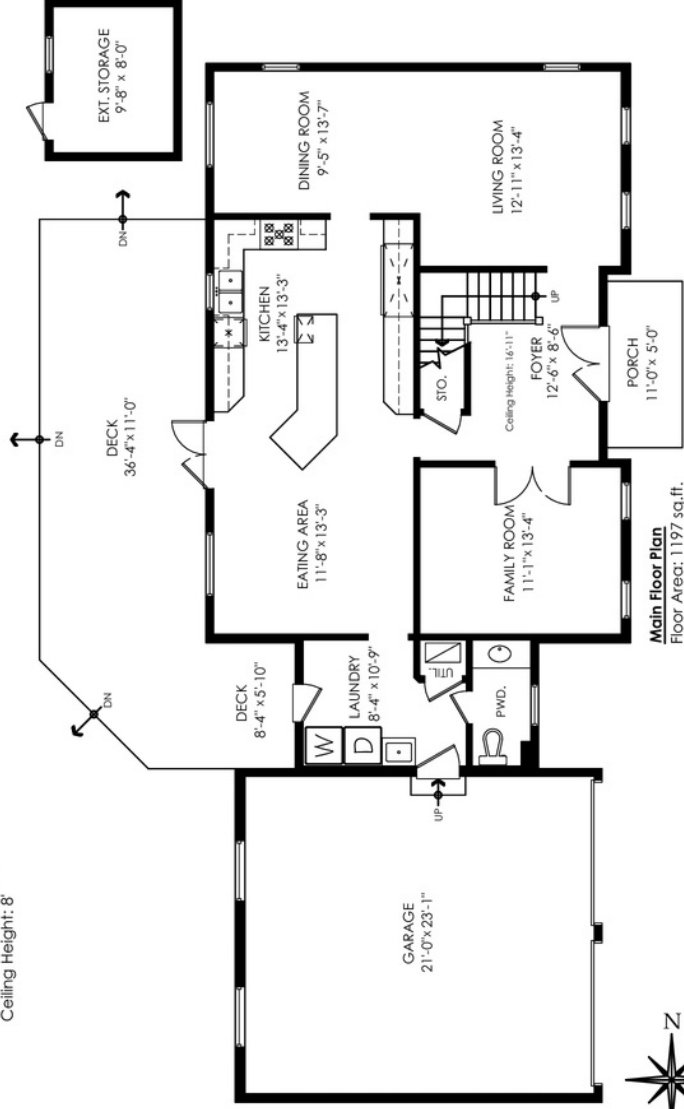
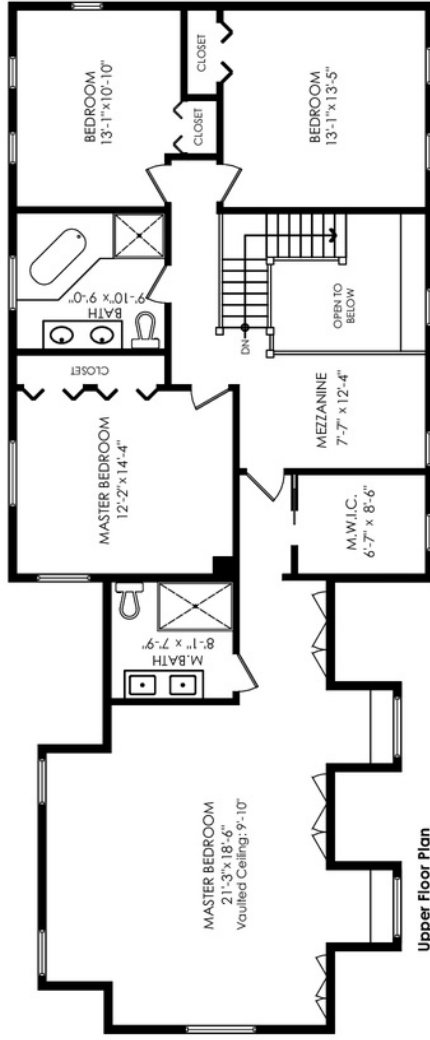




elevation
REAL ESTATE GROUP



Main Floor:	1,197 sq.ft.
Upper Floor:	1,589 sq.ft.
Office Floor:	1,207 sq.ft.
Total:	3,993 sq.ft.
Garage:	526 sq.ft.
Workshop:	1,207 sq.ft.
Ext. Storage:	96 sq.ft.
Deck:	423 sq.ft.
Porch:	55 sq.ft.
Total Extras:	2,307 sq.ft.
Open To Below:	62 sq.ft.



SCALE
0' 10' 20'



Presented by:
Tyler Schacter - PREC

RE/MAX Treeland Realty
Phone: 604-533-3491
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elevation

Active

R2553101 Board:
F
House/Single Family

4533 232 STREET

Langley
Salmon River
V2Z 2S2

Residential Detached

\$2,199,900 (LP)
(SP) **M**



Sold Date: Frontage (feet): **245.08** Original Price: **\$2,199,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**
Depth / Size: **181.25** Bathrooms: **4** Age: **33**
Lot Area (sq.ft.): **70,000.00** Full Baths: **3** Zoning: **RU1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$1,999.42**
Rear Yard Exp: For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **905-012-899**
Tour: **Virtual Tour URL**

View: **Yes: Mountain & Greenbelt**

Complex / Subdiv:

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

Sewer Type: **Septic**

Style of Home: **2 Storey, Carriage/Coach House**

Construction: **Frame - Wood**

Exterior: **Fibre Cement Board, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **Well - Drilled**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year: **2015**

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **30** Covered Parking: **6** Parking Access: **Front**

Parking: **DetachedGrge/Carport, Garage; Double**

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: **PROPOSED STRATA LOT 2 SECTION 32 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 77537. SALE CANNOT BE COMPLETED UNTIL STRATA PLAN IS REGISTERED.**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub, Workshop Detached**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Storage Shed, Swimming Pool Equip.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 13'4	Above	Walk-In Closet	6'7 x 8'6			x
Main	Family Room	11'1 x 13'4	Above	Loft	7'7 x 12'4			x
Main	Dining Room	9'5 x 13'7	Below	Office	23'11 x 12'1			x
Main	Eating Area	11'8 x 13'3	Below	Office	9'8 x 19'3			x
Main	Kitchen	13'4 x 13'3	Below	Recreation	15'7 x 11'4			x
Main	Laundry	8'4 x 10'9	Below	Office	9'7 x 11'3			x
Above	Master Bedroom	21'3 x 18'6	Below	Office	9'7 x 11'3			x
Above	Bedroom	12'2 x 14'4	Below	Kitchen	9'11 x 8'4			x
Above	Bedroom	13'1 x 10'10			x			x
Above	Bedroom	13'1 x 13'5			x			x

Finished Floor (Main):	1,197	# of Rooms:18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,589	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,207	# of Levels: 3	2	Above	5	Yes	Workshop/Shed: 48x25
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool: 20x40
Finished Floor (Total):	3,993 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz: 21x23
		Beds in Basement: 0	5			No	Grg Dr Ht:
Unfinished Floor:	0	Basement: None	6			No	
Grand Total:	3,993 sq. ft.		7			No	
			8			No	

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

RE/MAX Treeland Realty

Picturesque family retreat on 1.5 Acre creekside/greenbelt lot has something for everyone. This updated 2 storey home is an entertainer's dream, includes heated 20x40 inground saltwater pool w/ automatic safety cover, hot tub, huge covered deck, fire pit, zip line, & a 48x25 shop with 1,200 SqFt finished office space above (easily converted to in-law accommodation). Updates include vinyl windows, furnace, roof, hardy board exterior, kitchen, bathrooms, brand new septic & well! The spacious kitchen features a large island, upgraded JennAir stainless steel appliances and granite counters. Upstairs you'll find 4 oversized bedrooms including the master with vaulted ceilings, dormer windows and a walk-in-closet. Great location in the country but close to schools, shopping and amenities.

RED Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

