

# FOR SALE



## 2561 248<sup>th</sup> Street

604-817-7338

[botsoldmunro@gmail.com](mailto:botsoldmunro@gmail.com)

[www.donmunrorealestate.com](http://www.donmunrorealestate.com)

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<b>Legal:</b>	Lot 2 Section 22 Township 10 New Westminster District Plan 25453
<b>PID:</b>	008-777-390
<b>Taxes:</b>	\$631.59 (2019)
<b>Lot Size:</b>	6.8 Acres
<b>Zoning:</b>	RU3
<b>PRICE:</b>	<b>\$1,999,000.00</b>

#### About Langley

The City of Langley is located in the center of the Lower Mainland Economic Region, from Vancouver to Hope. This area is made up of two districts: Metro Vancouver with a population of approximately 2 million and the Fraser Valley Regional District with a population of approximately 200,000. Langley (Langley City: 25,000, Township of Langley: 95,000) is situated on the eastern edge of the Greater Vancouver Regional District and has a trading population of approximately 500,000 (within a 30 minute commute).

Located on the southern shores of the Fraser River and bordering the USA, Langley is within 50 kilometers (30 miles) of Vancouver, the Port of Metro Vancouver and the Vancouver International Airport and is centrally located within 24 kilometers (15 miles) of the Pacific Ocean to the West and Abbotsford International Airport to the East.

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## Principal Residence



3 Bedroom Upstairs



Walk-out basement with 3 bedroom unauthorized suite



Large Deck



Living Room (Main)



Master Bedroom (Main)



Bedroom (Main)

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- Dining Room
- Great Room
- Living Room/Family Room

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# Principal Residence



Bedroom (Main)



Kitchen (Main)



Dining Room (Main)



Living Room (Basement)



Master Bedroom (Basement)



Kitchen (Basement)

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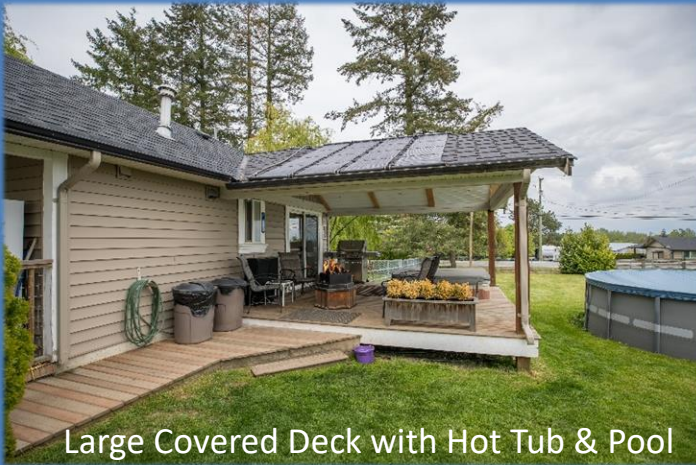


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## Secondary Residence



Large Covered Deck with Hot Tub & Pool



Master Bedroom



Living Room



Kitchen

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Barn



Interior of Barn



Storage Shed



Riding Ring



Horse Shelter



9 Paddocks

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