

# FOR SALE



## 4569 248<sup>th</sup> Street

**604-817-7338**

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

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

**DM**

**Don Munro**  
**Real Estate**







**Legal:** Lot 85 Section 34 Township 10 New Westminster District Plan 45708  
**PID:** 004-933-354  
**Taxes:** \$6,349.85 (2019)  
**Lot Size:** 1.02 Acres  
**Zoning:** SR-1 (Suburban Residential)  
**PRICE:** \$1,500,000.00

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# +/-3,291 Sq. Ft. Three Bedroom Home with a Two Bedroom Suite



- Master Bedroom



- Master Bedroom En-suite



- 2<sup>nd</sup> Bedroom



- 3rd Bedroom



- Entryway

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- Kitchen



- Eating Area



- Living Room



- Dining Room



- Family Room

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• Master Bedroom in Suite



• Kitchen in Suite

• Livingroom in Suite

- Garage is 29.02' x 35.06'
- Back-up Generator (auto on) new in 2015 as well as boiler , siding and upgraded electrical panel
- Roof replaced 17 years ago
- Windows new in 2016 (save for 3 in suite which are original)
- Original Barn moved and redone in 2014
- Drilled well is 192 feet deep and Seller claims good water pressure and they have never run out of water
- Poly redone on greenhouse in 2018 (compost pile behind hedge)
- UV Filter, Reverse Osmosis, Water Softener, Central Vacuum

#### 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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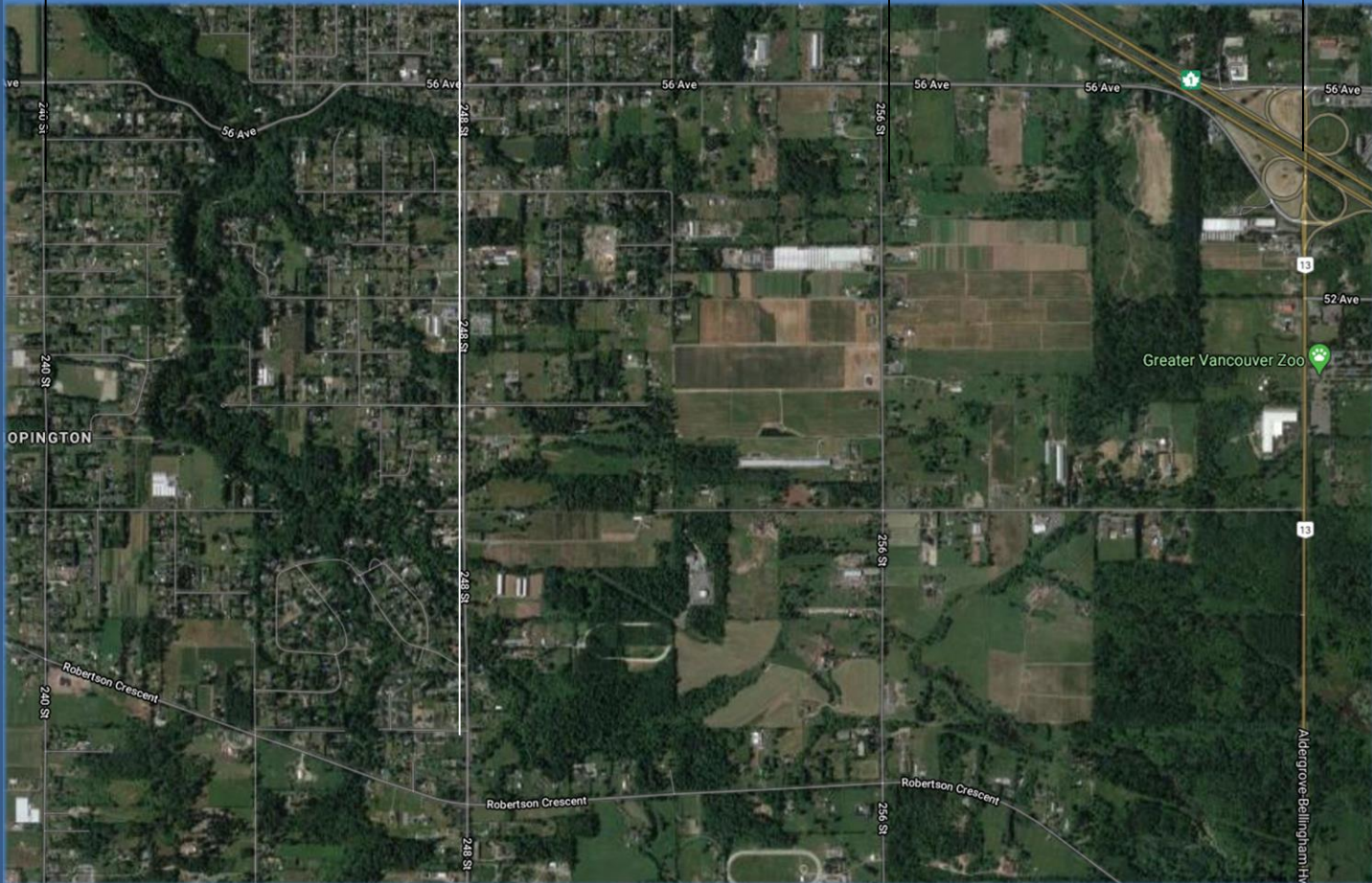
4569 248<sup>th</sup> Street



264<sup>th</sup> Street Exchange

256<sup>th</sup> Street

240<sup>th</sup> Street



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