

# FOR SALE



## 24624A 87<sup>th</sup> Avenue

604-817-7338

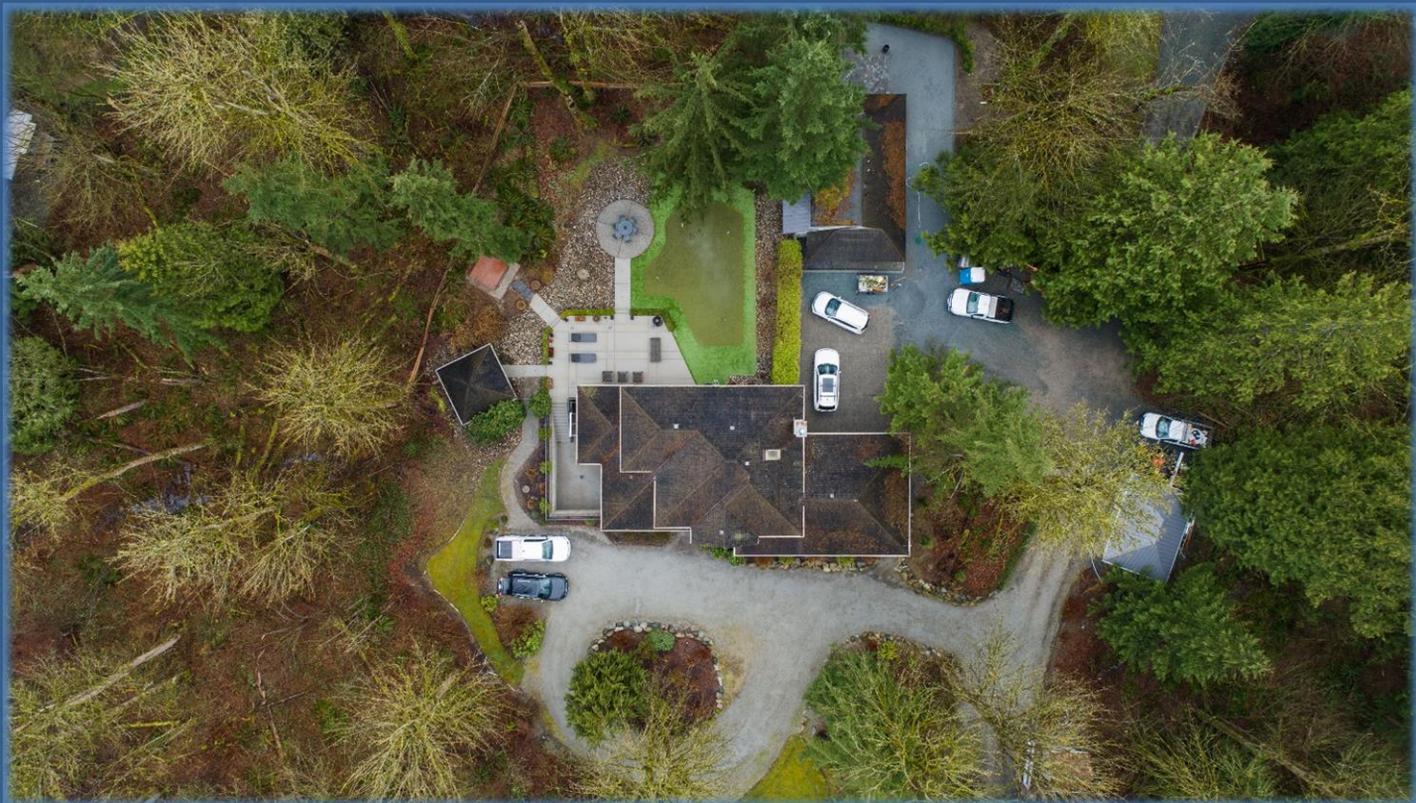
[botsoldmunro@gmail.com](mailto:botsoldmunro@gmail.com)

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

DM

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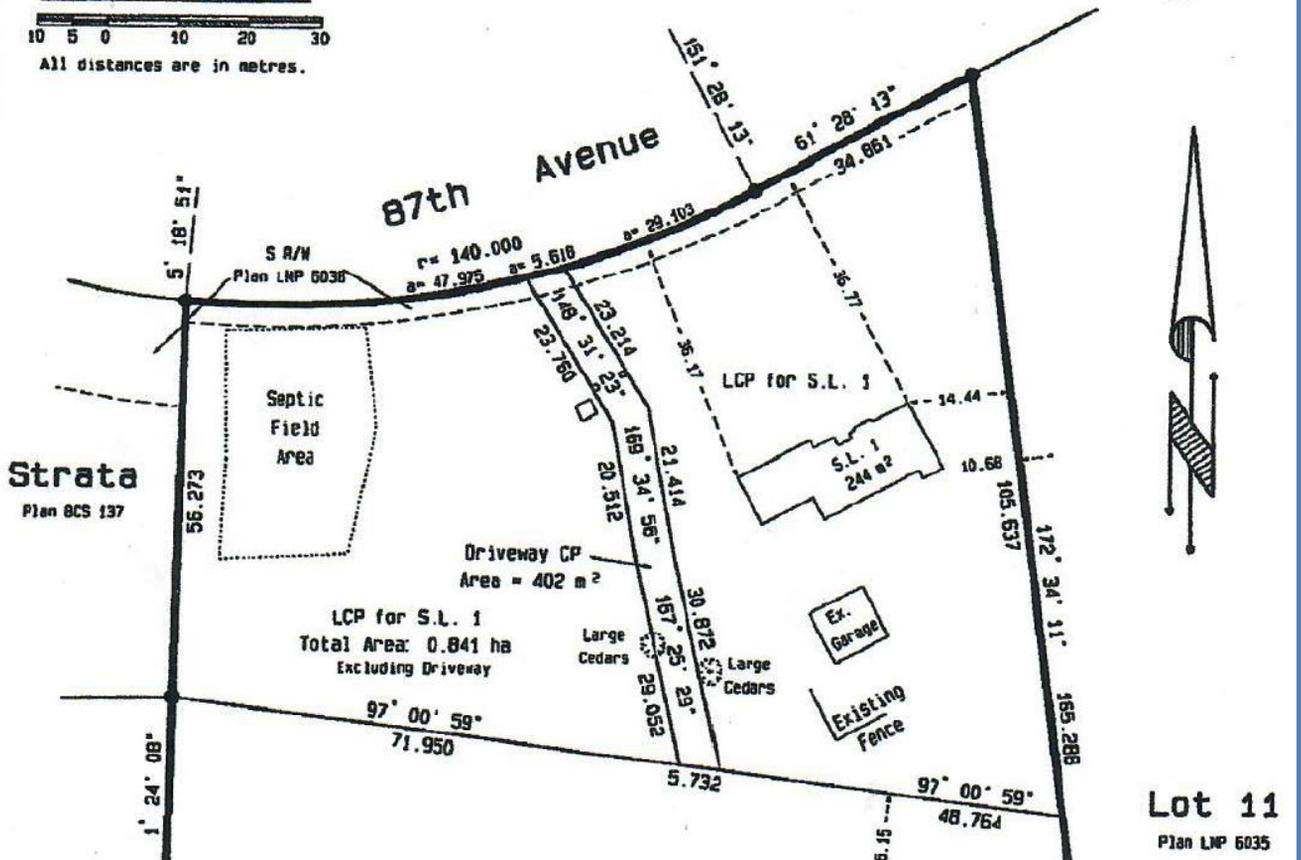
<b>Legal:</b>	STRATA LOT 1 SECTION 27 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1430 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>PID:</b>	018-779-808
<b>Taxes:</b>	\$7,960.45 (2020)
<b>Lot Size:</b>	2.25 Acres
<b>House Size:</b>	+/-3,968 Sq. Ft. 3 Bedrooms, 3 Bathrooms
<b>Year Home Built:</b>	1994
<b>Zoning:</b>	RU-3
<b>PRICE:</b>	<b>\$2,750,000</b>



**SCALE 1: 750**

10 5 0 10 20 30

All distances are in metres.





- Master Bedroom with walk in closet



- Master Bedroom En-suite



- Second Bedroom



- Third Bedroom



- Upstairs Bathroom



- Kitchen and Eating Area



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• Dining Room



• Living Room



• Main Floor Bathroom



• Laundry Room



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### 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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Experience the best of the Langley without ever leaving home from the beautiful, Glen Valley Area called "The Bluff". Meticulously appointed and maintained, this 2.25 acre property features open lifestyle living with a putting green, hot tub and outdoor kitchen and is the perfect family retreat. The +/-3,968 Sq. Ft. main house boasts 3 levels with 3 bedrooms and 3 bathrooms and an unfinished basement for your creative finishing. There is plenty of room for guests in the guest house and room for tools in the detached workshop. This is a must see!



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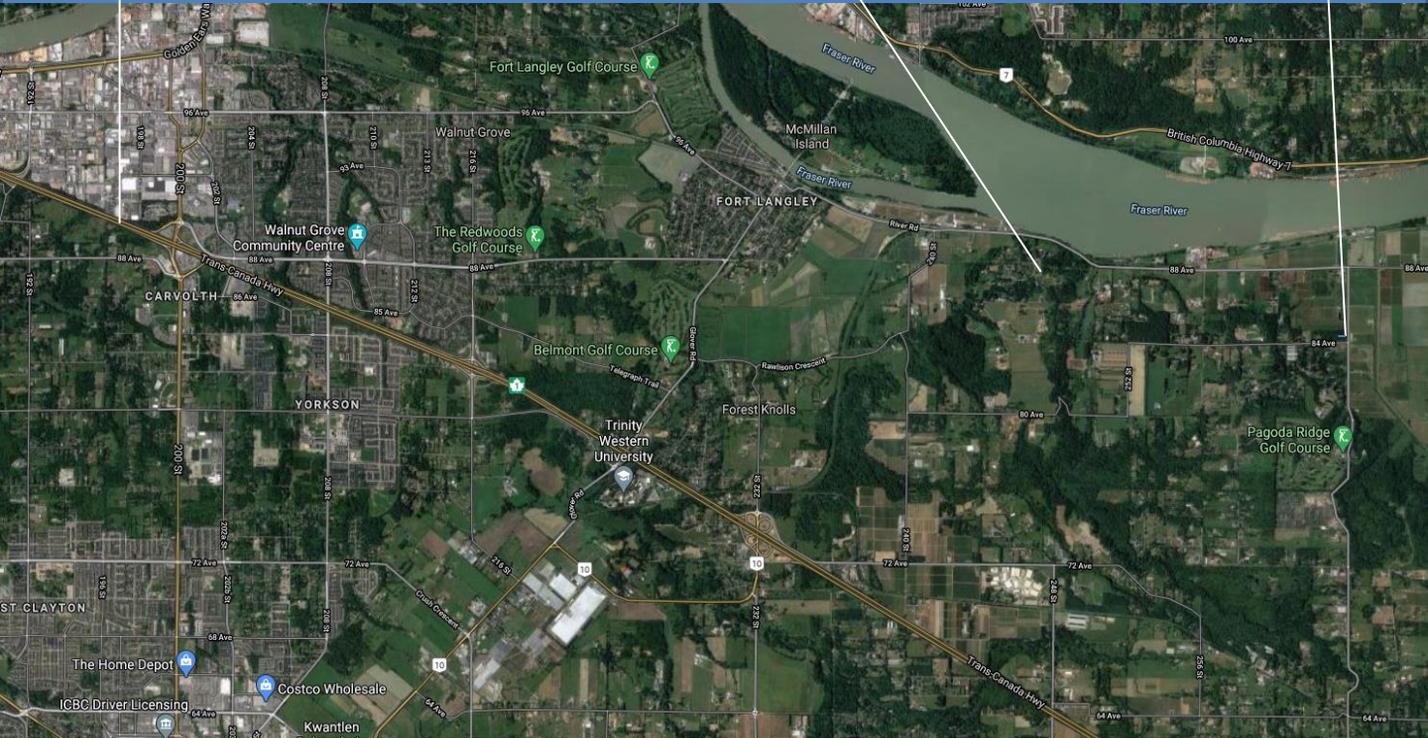
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# 24624A 87<sup>th</sup> Avenue

Trans Canada Highway



264<sup>th</sup> Street



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