

FOR SALE



3180 216th Street

604-817-7338

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www.donmunrorealestate.com

DM

**Don Munro
Real Estate**





Legal: PARCEL "A" (EXPLANATORY PLAN 16486) OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH WEST QUARTER SECTION 19 TOWNSHIP 10 NEW WESTMINSTER DISTRICT

PID: 008-718-580

Taxes: \$10,212.85 (2024)

Principal Residence: 4,622 Sq. Ft.

Suite: 2,098 Sq. Ft.

Office/Shop: 1,440 Sq. Ft.

Lot Size: 3 Acres

Zoning: RU-3

PRICE: \$3,650,000.00

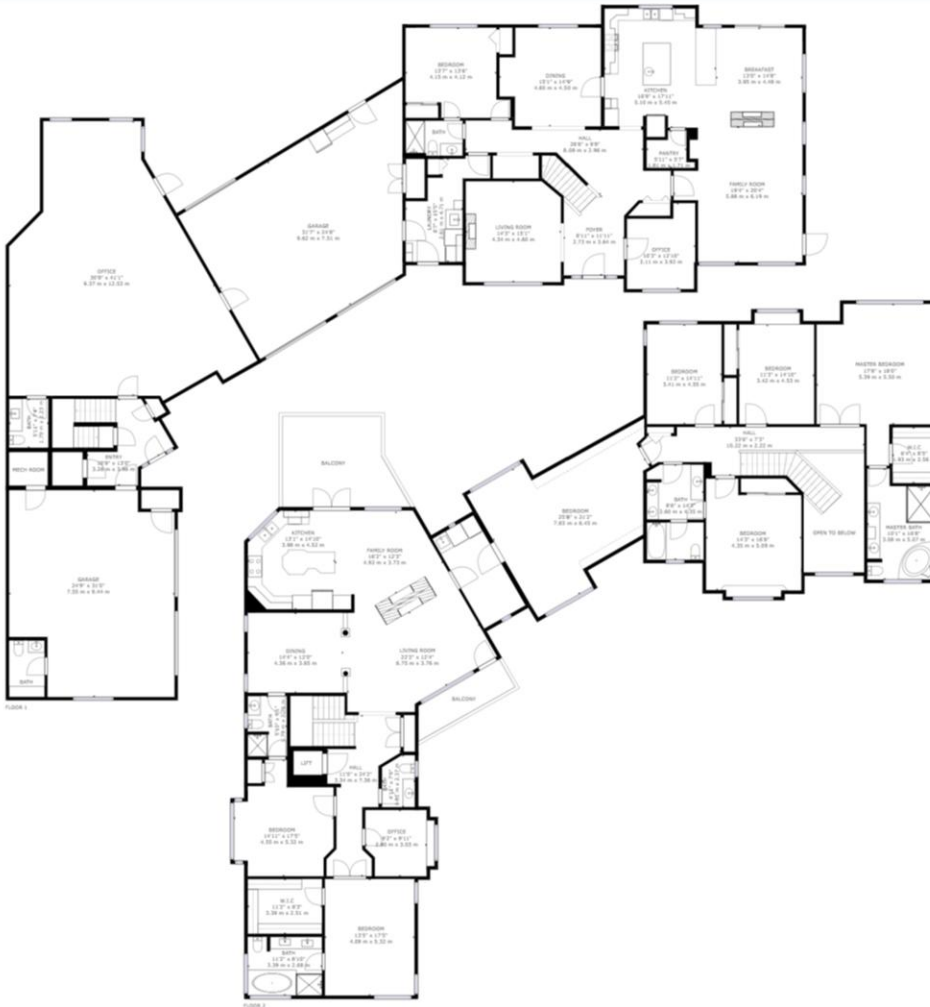
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Floor Plan



GROSS INTERNAL AREA

FLOOR 1: 3596 sq ft, 334 m², FLOOR 2: 4103 sq ft, 381 m²

EXCLUDED AREAS: , GARAGE: 1524 sq ft, 142 m²

BALCONY: 291 sq ft, 27 m², REDUCED HEADROOM BELOW 1.5M: 39 sq ft, 4 m²

TOTAL: 7699 sq ft, 715 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Main Home (built 2006)

- Elegant 2-storey home
- 5 spacious bedrooms, including 2 with en-suites
- Formal living & dining room
- Family room with double-sided fireplace to the eating area
- Chef's kitchen with: • Walk-in pantry • Large granite island • Built-in appliances
- Main floor bedroom & full 3-pc bath
- Rich architectural details: crown molding, coffered ceilings, hemlock & tile flooring



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Executive Suite Addition (Built 2014):

- Private entrance with elevator access
- 2 ensuite bedrooms (5-pc & 3-pc)
- Den, formal dining, and grand living space with dual electric fireplaces
- Gourmet kitchen with maple cabinetry & full granite counters
- Covered deck with gas BBQ hookup
- In-suite laundry & seamless connection to main home's games room



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Elevator Access | 🔥 Multiple Fireplaces | 🍴 Gourmet Kitchens | 🚗 Ample Parking



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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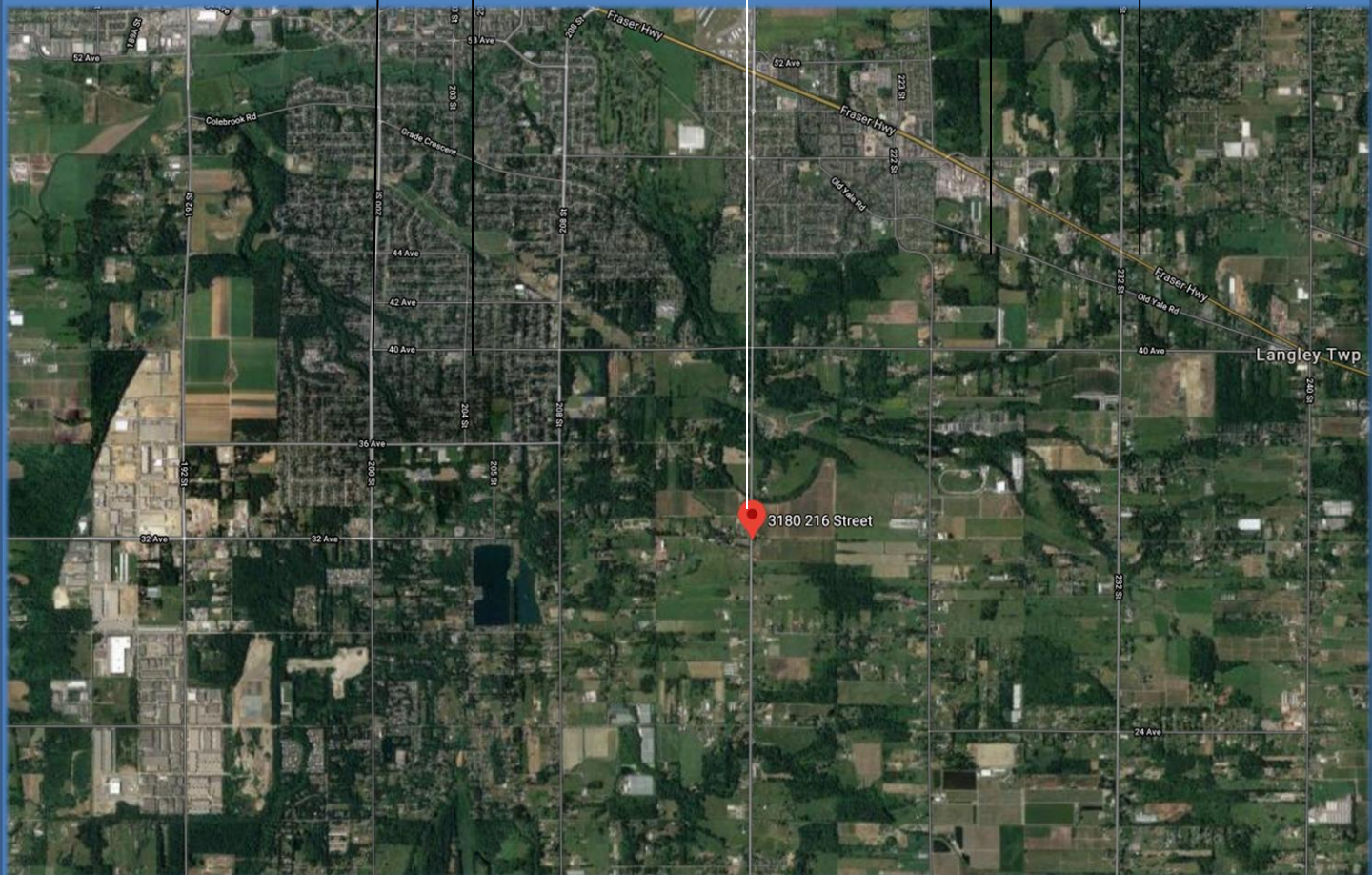
Subject Property

200th Street

40th Avenue

Old Yale Road

Fraser Highway



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