

FOR SALE



24340 16th Avenue

604-817-7338

botsoldmunro@gmail.com

www.donmunrorealestate.com

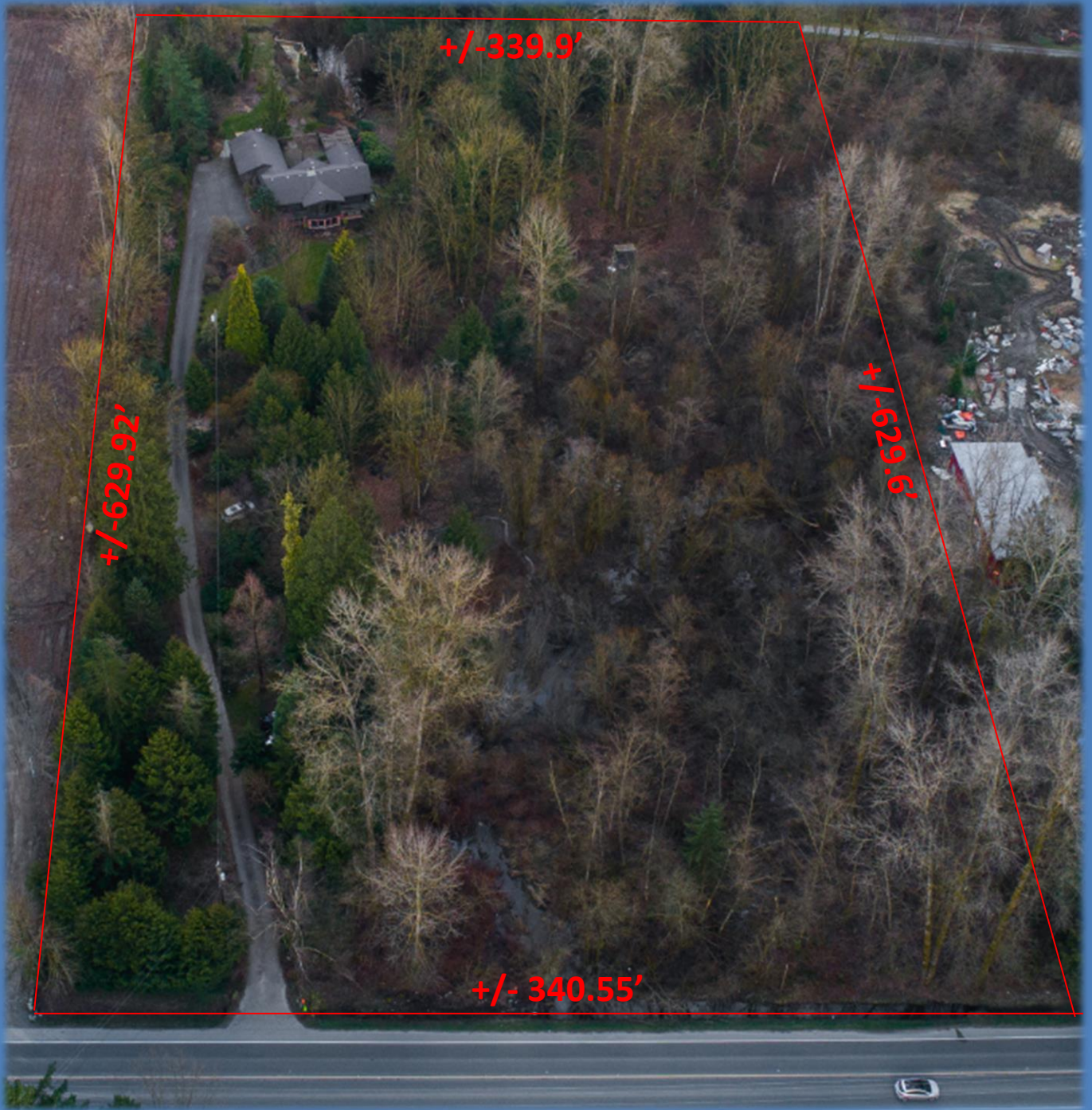
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Legal:	Lot 30 Section 10 Township 10 New Westminster District Plan 32670
PID:	006-689-949
Taxes:	\$4,910.87 (2020)
Lot Size:	4.91 Acres
House Size:	+/-3,070 Sq. Ft. 4 Bedrooms, 3 Bathrooms
Year Home Built:	1974
Year Home Renovated:	2018
Zoning:	RU-2
PRICE:	\$2,300,000



+/- 339.9'

+/- 629.92'

+/- 629.6'

+/- 340.55'

+/-1,535 Sq. Ft. 2 Bedrooms with Two Bathrooms on Main Floor



• Master Bedroom with walk out deck



• Master Bedroom En-suite



• Kitchen



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- Dining Room



- Living Room



- Second Bathroom

- Second Bedroom



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- Foyer



- Entrance Garden



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+/-1,535 Sq. Ft. 2 Bedrooms with One Bathroom on Lower Floor



• Kitchen



• Living Room



• First Bedroom



• Bathroom



• Second Bedroom



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- Deck



- Double Car Garage



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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Location, Location, Location! Spectacular and impeccably maintained home. It is rare to find that one that checks all the boxes - ideally located on a sprawling 4.91 acres, turn-key home set well back on property for optimal privacy, like new +/-3,070 Sq. Ft. 4 Bedroom, 3 Bathroom luxury home, park-like grounds showcasing a gentle creek and ample room to build a shop. This is a secluded, private location, but in close proximity to everything. Captivating, spacious and charmingly comfortable open concept designed home and beautifully complemented by waterfall quartz countertop, stainless appliances, engineered hardwood and marble flooring. Creative and practical designs for comfort and safety include no-step entrance, extra-wide expansive hallways, security system and outdoor decks and patios. Comfortable and easy living with everything you need day to day right on the main floor your spacious on-suite master bedroom with huge closets and your expansive and airy open concept entrance, living and kitchen area with large windows allowing in plenty of light. The fully finished basement is perfect for your extended family with a separate walkout entrance. There is plenty of space to store your kayaks and bikes in your roomy 2-car garage with extra storage capacity. Truly healthy and peaceful living at its finest!



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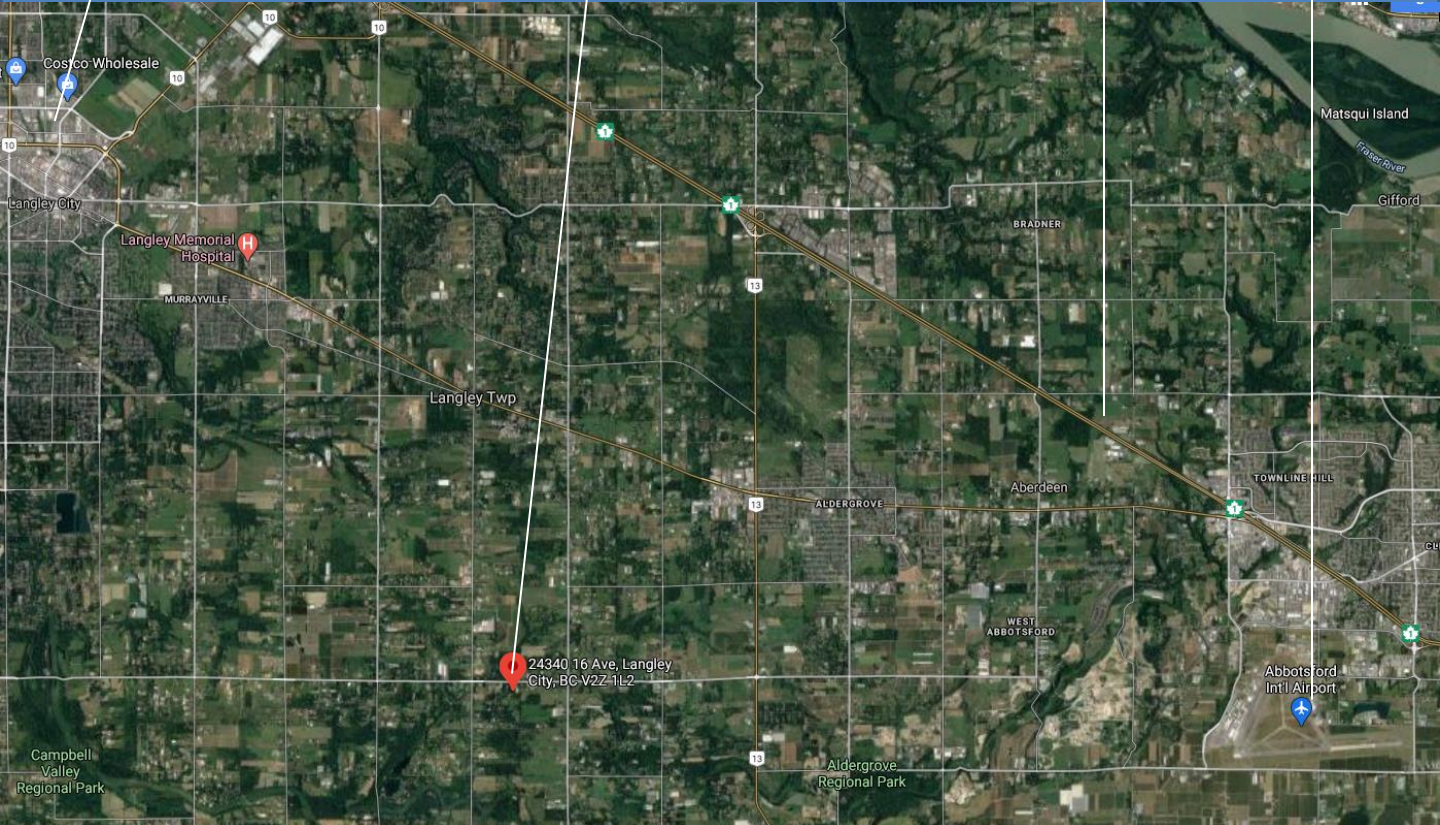
24340 16th Avenue

Downtown Langley



Trans Canada Highway

Abbotsford Airport



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