


# 1912 256 Street • Aldergrove

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<b>Active</b> <b>R2318088</b> Board: F House with Acreage		<b>1912 256 STREET</b> Langley Otter District V4W 2J9		Residential Detached <b>\$2,299,900 (LP)</b> (SP)	
		Sold Date: Meas. Type: <b>Feet</b> Depth / Size: <b>(7.84AC)</b> Lot Area (sq.ft.): <b>341,510.00</b> Flood Plain: Rear Yard Exp: <b>East</b> Council Apprv?: If new, GST/HST inc?:		Frontage (feet): <b>264.00</b> Bedrooms: <b>3</b> Bathrooms: <b>2</b> Full Baths: <b>2</b> Half Baths: <b>0</b> Original Price: <b>\$2,299,900</b> Approx. Year Built: <b>1958</b> Age: <b>60</b> Zoning: <b>RU-2</b> Gross Taxes: <b>\$5,548.56</b> For Tax Year: <b>2018</b> Tax Inc. Utilities?: <b>No</b> P.I.D.: <b>007-726-694</b> Tour: <a href="#">Virtual Tour URL</a>	
View: : Complex / Subdiv: Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>					
Style of Home: <b>Manufactured/Mobile, Rancher/Bungalow w/Loft</b> Construction: <b>Frame - Wood</b> Exterior: <b>Brick</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: # of Fireplaces: <b>1</b> Fireplace Fuel: <b>Natural Gas</b> Water Supply: <b>Well - Drilled</b> Fuel/Heating: <b>Hot Water, Natural Gas</b> Outdoor Area: <b>Patio(s)</b> Type of Roof: <b>Metal</b>		Reno. Year: R.I. Plumbing: R.I. Fireplaces:		Total Parking: <b>10</b> Covered Parking: <b>1</b> Parking: <b>DetachedGrge/Carport</b> Parking Access: Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b> Dist. to School Bus: Property Disc.: <b>Yes</b> PAD Rental: Fixtures Leased: <b>No</b> : Fixtures Rmvd: <b>No</b> : Floor Finish: <b>Laminate</b>	
Legal: <b>PL NWP5472 LT 1 LD 36 SEC 13 TWP 10. MANUFACTURED HOME REG.# 101311, CSA# MB-3489</b>					
Amenities:					
Site Influences: <b>Private Setting, Private Yard</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>					
Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 11'3			x
Main	Dining Room	9'7 x 9'4			x
Main	Kitchen	14'6 x 9'4			x
Main	Master Bedroom	12' x 11'5			x
Main	Bedroom	12' x 11'5			x
Bsmt	Bedroom	13'8 x 11'			x
Bsmt	Flex Room	14'3 x 6'2			x
		x			x
		x			x
		x			x
Finished Floor (Main): <b>993</b>		# of Rooms: <b>7</b>		Bath	
Finished Floor (Above): <b>0</b>		# of Kitchens: <b>1</b>		1	
Finished Floor (Below): <b>454</b>		# of Levels: <b>2</b>		2	
Finished Floor (Basement): <b>0</b>		Suite:		3	
Finished Floor (Total): <b>1,447 sq. ft.</b>		Crawl/Bsmt. Height:		4	
		Beds in Basement: <b>1</b>		5	
		Basement: <b>Full, Part</b>		6	
Unfinished Floor: <b>0</b>		Beds not in Basement: <b>2</b>		7	
Grand Total: <b>1,447 sq. ft.</b>				8	
				Outbuildings	
				Barn:	
				Workshop/Shed:	
				Pool:	
				Garage Sz:	
				Door Height:	



# MARKETING 604 GROUP

MARKETING 604.COM

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Please contact Tera or Jordan for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



Homelife Benchmark Realty Corp. (White Rock) #1-1920 152nd Street, Surrey, BC V4A 4N6 604.531.1111



**Details**

 3	Style:	Mfg. Mobile/Rancher w/ Loft
 2	Type of Dwelling:	House with Acreage
	Living Area:	1,447 sq. ft.
	Lot Size:	341,510 sq. ft.
	Taxes:	\$5548.56



## Description

2 homes on a fantastic 7.84 acre property. Home features 3 bedroom, 2 bath, renovated kitchen, bathrooms, flooring, and brand new Viessmann hot water heater. 2 bedroom, 2 bathroom, 1 year old modular home. 8 outbuildings including single car garage, pole barn, 3 stall barn with tack room and separate hay barn, 2 horse cottages, 1270 sq ft garage with 3 car bays and 2 boat bays. If that's not enough for you, there is a permit & plans for another large outbuilding plus upgraded gas service to support future infrastructure & additions. New septic, newer water treatment system, 2 generators, spigots through out farm to support livestock. 2 driveways for access, fully fenced and ready for you to move in!

