



Presented by:

Joel Schacter

RE/MAX Treeland Realty
Phone: 604-290-2939
www.elevationrealestate.ca
joel@elevationrealestate.ca



For Approval
R2577846

Board: F
House with Acreage

19757 24 AVENUE

Langley
Brookwood Langley
V2Z 1Y6

Residential Detached

\$4,900,000 (LP)

(SP)



Sold Date:	Frontage (feet):	378.12	Original Price: \$4,900,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1960
Depth / Size: 633	Bathrooms:	3	Age: 61
Lot Area (sq.ft.): 239,580.00	Full Baths:	2	Zoning: SR-2
Flood Plain:	Half Baths:	1	Gross Taxes: \$10,826.83
Rear Yard Exp: North			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 002-112-701
			Tour:

View: **Yes: Greenbelt**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic**

Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Natural Gas**

Water Supply: **Well - Shallow**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **12** Covered Parking: **0** Parking Access:

Parking: **Open, RV Parking Avail.**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate**

Legal: **LOT 11 SECTION 22 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 1148**

Amenities: **Barn, Garden, Workshop Detached**

Site Influences: **Greenbelt, Private Setting, Private Yard, Rural Setting, Treed**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	15' x 11'			x			x
Main	Kitchen	15' x 13'			x			x
Main	Eating Area	15' x 8'			x			x
Main	Family Room	21' x 16'			x			x
Main	Master Bedroom	19' x 13'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	13' x 9'			x			x
Main	Laundry	10' x 7'			x			x
Main	Storage	9' x 6'			x			x

Finished Floor (Main):	1,630	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	720	Suite: None	3	Main	3	No	Pool:
Finished Floor (Total):	2,350 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5			No	Grg Dr Ht:
Grand Total:	2,350 sq. ft.	Basement: Fully Finished, Separate Entry	6			No	
			7			No	
			8			No	

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

DEVELOPMENT IS IMINENT! 5.5 Acre Development site designated for single family 3 (lots 7,000 sq. ft.) in the Fernridge NCP of the Brookwood/Fernridge OCP. A Sanitary Sewer line is being installed across the front by the Township of Langley to service these lots! The property has a water course and is priced reflecting an approximate yield of 10 prime greenbelt lots. There is a 2350 sq feet rancher, a separate 1 bedroom cottage, insulated workshop and single horse barn on the property. Generates \$3,200/month in rental income! Township plans on building nature walking trails alongside the watercourse nearby. All offers will be reviewed as and when received.