

21479 96 AVENUE

3 BEDROOM | 4 BATHROOM

LOT SIZE: 10 ACRES | LIVING AREA: 2,621 SQFT



604-533-3491
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JOEL & TYLER SCHACTER
elevation
RE/MAX TREE LAND REALTY



RARE OPPORTUNITY!

10 acre parcel in Walnut Grove currently in a special study area of the Metro district. There is a reasonable possibility this land can be removed from the ALR. Full services are available nearby and the township has previously indicated they would support this parcel to be included in the Walnut Grove Community Plan. 2 large homes with strong rental as well as cell tower lease! Contact for further details.

WALK SCORE

Walk Score
2

Car-Dependent
Almost all errands require a car.



Bike Score
47

Somewhat Bikeable
Minimal bike infrastructure.



Commute to **Downtown Langley**

 23 min  49 min
 40 min  60+ min

SCHOOL CATCHMENT

West Langley Elementary

9403 212 Street
Langley, BC V1m 1M1
(604) 888-6444

Walnut Grove Secondary

8919 Walnut Grove Drive
Langley, BC V1M 2N7
(604) 882-0220



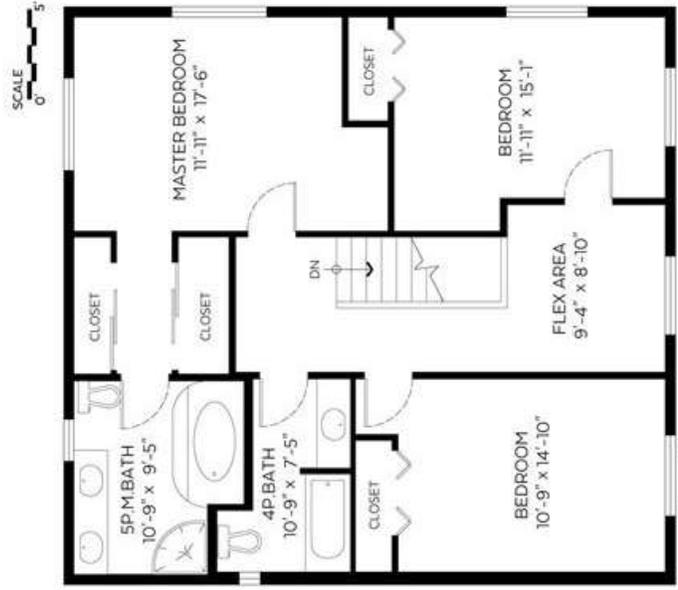
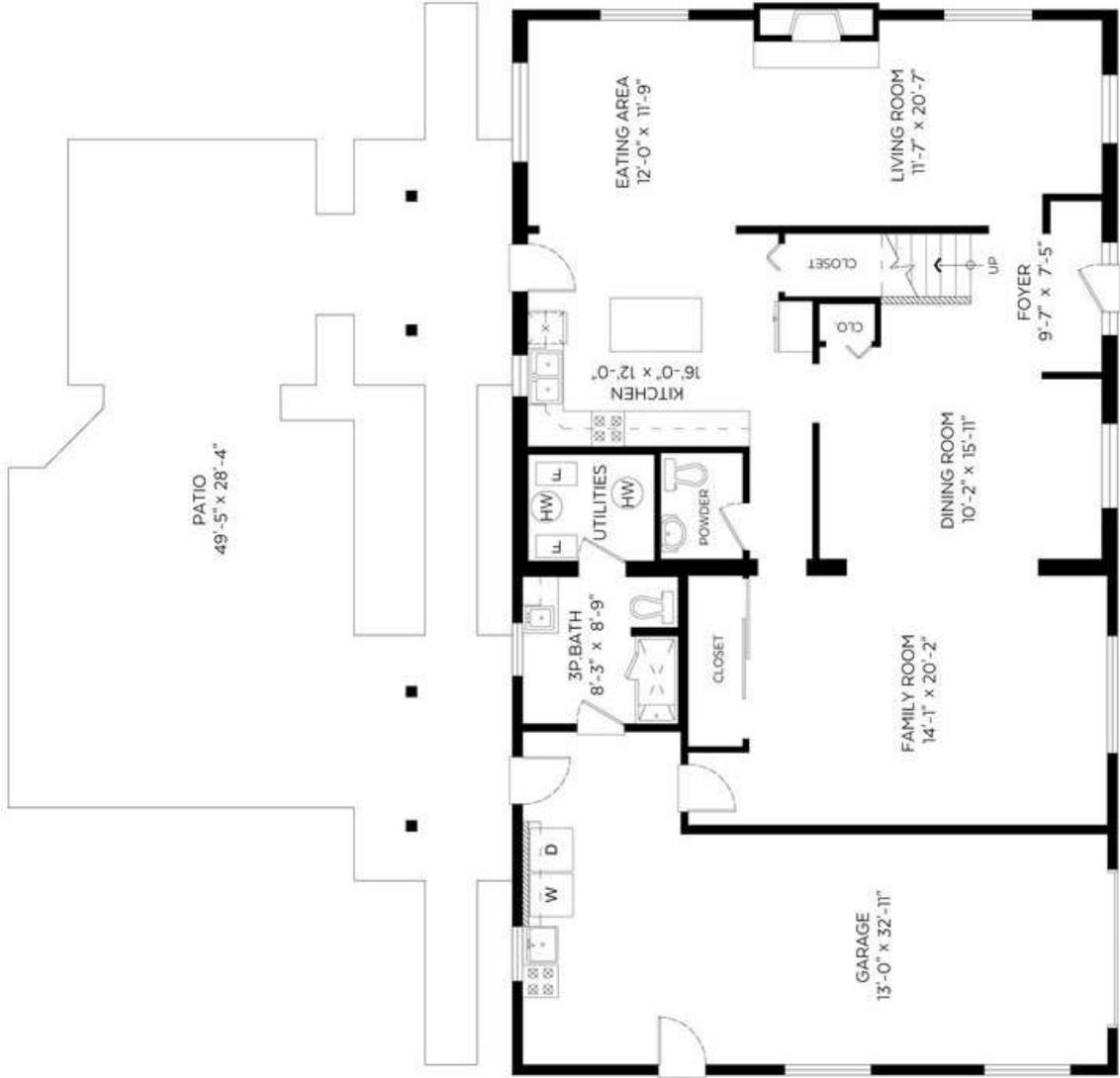


FLOOR PLAN (WEST HOUSE)

21479 96 Avenue,
Langley, B.C.

Main Floor: 1,525 sq.ft.
Upper Floor: 1,096 sq.ft.
Detached House Total: 2,621 sq.ft.

Auxiliary Area
Patio: 1,090 sq.ft.



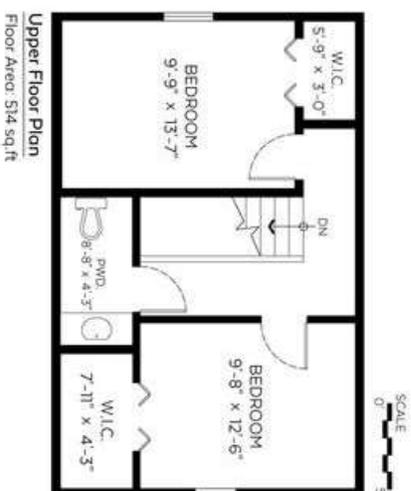
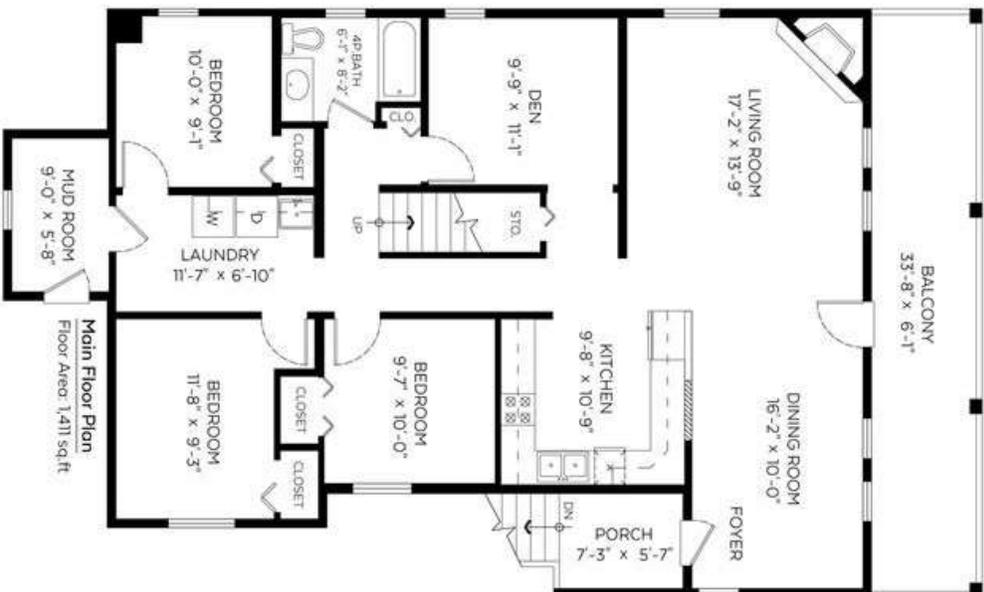
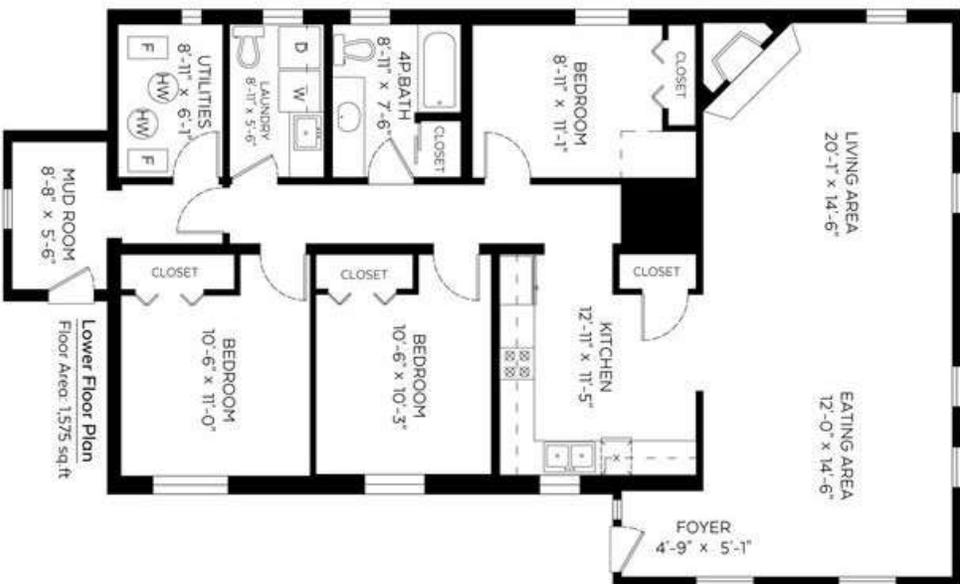
FLOOR PLAN (EAST HOUSE)

21479 96 Avenue,
Langley, B.C.

Main Floor:	1,411 sq.ft.
Upper Floor:	514 sq.ft.
Lower Floor:	1,575 sq.ft.
Total:	3,500 sq.ft.

Auxiliary Area

Porch:	42 sq.ft.
Balcony:	206 sq.ft.



MLS INFORMATION

Active
R2530789
 Board: F
 House with Acreage

21479 96 AVENUE
 Langley
 Walnut Grove
 V1M 2Z5

Residential Detached
\$5,499,000 (LP)
 (SP) 



Sold Date: _____ Frontage (feet): **106.00** Original Price: **\$5,499,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2004**
 Depth / Size: **86.26** Bathrooms: **4** Age: **17**
 Lot Area (sq.ft.): **435,600.00** Full Baths: **3** Zoning: **RU-1**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$2,716.30**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: _____ Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **009-813-209**

View: **No** :
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Grge/Double Tandem, Open		
Exterior: Stone, Stucco	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas		Fixtures Rmvd: No :	
Water Supply: City/Municipal		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Fuel/Heating: Baseboard, Forced Air, Natural Gas			
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **PL NWP76872 LT B LD 36 SEC 1 TWP 9, (NOTE POSSIBLE LAND LEASE ON TITLE FOR CELL TOWER)**

Amenities:

Site Influences: **Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	14'1 x 20'2			x			x
Main	Dining Room	10'2 x 15'11			x			x
Main	Kitchen	16' x 12'			x			x
Main	Eating Area	12' x 11'9			x			x
Main	Living Room	11'7 x 20'7			x			x
Main	Foyer	9'7 x 7'5			x			x
Above	Master Bedroom	11'11 x 17'6			x			x
Above	Bedroom	10'9 x 14'10			x			x
Above	Bedroom	11'11 x 15'1			x			
Above	Loft	9'4 x 8'10			x			

Finished Floor (Main):	1,525	# of Rooms:	10	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	1,096	# of Kitchens:	1	2	Main	2	No					
Finished Floor (Below):	0	# of Levels:	2	3	Above	4	No					
Finished Floor (Basement):	0	Suite:	None	4	Above	5	Yes					
Finished Floor (Total):	2,621 sq. ft.	Crawl/Bsmt. Height:		5			No					
Unfinished Floor:	0	Beds in Basement:	0	6			No					
Grand Total:	2,621 sq. ft.	Basement:	None	7			No					
		Bedrooms not in Basement:	3	8			No					

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

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