

<b>Active</b> <b>R3016974</b> Board: F House/Single Family	<b>19745 48A AVENUE</b> Langley Langley City V3A 4W2	Residential Detached <b>\$1,199,900</b> (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,259,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>64.00</b>	Bathrooms: <b>4</b>	Age: <b>48</b>
Frontage(metres): <b>19.51</b>	Full Baths: <b>2</b>	Zoning: <b>RS1</b>
Depth / Size: <b>0</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$6,804.75</b>
Lot Area (sq.ft.): <b>8,058.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>005-108-578</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>3 Storey, Split Entry</b>	Total Parking: <b>4</b>	Covered Parking: <b>0</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Multiple</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Close</b>	Dist. to School Bus: <b>Close</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations: <b>Partly</b>	Reno. Year: <b>9999</b>	Property Disc.: <b>Yes</b>	
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Fixtures Leased: <b>No :</b>	
Fireplace Fuel: <b>Electric</b>	Rain Screen:		
Fuel/Heating: <b>Baseboard, Forced Air</b>	Metered Water:		
Outdoor Area: <b>Patio(s)</b>	R.I. Plumbing:	Fixtures Rmvd: <b>:</b>	
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Mixed</b>	

Legal: **LOT 208, PLAN NWP53072, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP64502**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,587	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'1 x 22'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'4 x 9'2			x	Main 2
Finished Floor (Below):	594	Main	Kitchen	12' x 9'9			x	Above 2
Finished Floor (Basement):	0	Above	Bedroom	10'3 x 9'10			x	Above 3
Finished Floor (Total):	2,181sq. ft.	Above	Bedroom	12'4 x 9'10			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	12'6 x 13'6			x	
Grand Total:	2,181sq. ft.	Below	Bedroom	9' x 8'			x	
		Below	Recreation Room	13'1 x 12'6			x	
		Below	Living Room	18'9 x 14'7			x	
		Below	Bedroom	9' x 8'			x	
		Below	Bedroom	9' x 8'			x	
		Below	Kitchen	7'4 x 9'7			x	
				x			x	
Suite: <b>Unauthorized Suite</b>		Manuf Type:		Registered in MHR?:	PAD Rental:			
Basement: <b>Crawl</b>		MHR#:		CSA/BCE:	Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 12							

Listing Broker(s): **Sutton Group-West Coast Realty**

**Sutton Group-West Coast Realty**

**Welcome to this 6 bed, 5 bath home in the desirable Langley City area. Perfectly suited for a large family or those who love to entertain, this property offers plenty of room and great potential. Inside, the home greets you with laminate flooring and large windows that allow natural light to come into each room, creating a bright atmosphere. The kitchen is well-equipped, featuring quartz countertops, white cabinetry, a gas range, and stainless steel appliances. Layout allows for flexibility to create an office, gym, or guest suite. The five bathrooms are functional and spread conveniently throughout the home, providing comfort for both family members and visitors. Situated in a sought-after neighborhood, this home offers both room to grow and a chance to add your personal touch.**

Macdonald Realty (Surrey/152)  
Cell: 604-626-6755  
www.evolvereg.com  
themy@evolvereg.com

**Active**  
**R3039298**  
Board: F  
House with Acreage

**410 224 STREET**  
Langley  
Campbell Valley  
V2Z 2W5

Residential Detached  
**\$2,590,000** (LP)  
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,590,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1975**  
Frontage(feet): **263.98** Bathrooms: **2** Age: **50**  
Frontage(metres): **80.46** Full Baths: **1** Zoning: **RU3**  
Depth / Size: **329.99** Half Baths: **1** Gross Taxes: **\$6,057.27**  
Lot Area (sq.ft.): **87,120.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **2.00** P.I.D.: **002-985-187** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: trees**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **None**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **18** Covered Parking: **18** Parking Access: **Front**  
Parking: **Carport; Single**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **LOT 1, PLAN NWP21497, SECTION 5, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 35077**

Amenities: **In Suite Laundry**

Site Influences: **Private Setting**

Features:

Finished Floor (Main):	1,985	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	434	Main	Living Room	23'6 x 16'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'3 x 14'8			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'8 x 11'11			x	Main 4
Finished Floor (Basement):	0	Main	Bedroom	11'6 x 10'11			x	
Finished Floor (Total):	2,419sq. ft.	Main	Bedroom	11'6 x 10'6			x	
Unfinished Floor:	0	Main	Bedroom	11'4 x 9'7			x	
Grand Total:	2,419sq. ft.	Main	Primary Bedroom	20'1 x 19'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Loft	21'11 x 15'10			x	
Suite: <b>None</b>							x	
Basement: <b>Crawl</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court order Sale 2 acre parcel, backing to South Langley Reginal Park. 4 Bedroom rancher, with loft. Great location, RU3 zoning, potential to build 2 homes on a strata basis. For details contact Langley next Showings Sunday August 31, from 2 to 4**

**Active**  
**R3052836**  
Board: F  
House with Acreage

**25394 88 AVENUE**

Langley  
County Line Glen Valley  
V1M 3N8

Residential Detached

**\$2,599,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,599,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1936**  
Frontage(feet): **815.00** Bathrooms: **2** Age: **89**  
Frontage(metres): **248.41** Full Baths: **1** Zoning: **RU-5**  
Depth / Size: **2250** Half Baths: **1** Gross Taxes: **\$8,167.32**  
Lot Area (sq.ft.): **1,568,595.60** Rear Yard Exp: **South** For Tax Year: **2025**  
Lot Area (acres): **36.01** P.I.D.: **001-486-608** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: River and Mountains**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Septic, Water**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **20** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, Visitor Parking**  
Driveway Finish: **Gravel**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **LOT 6, PLAN NWP43447, DISTRICT LOT 325, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN R/W 49957**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Shopping Nearby, Waterfront Property**

Features:

Finished Floor (Main):	980	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	610	Main	Living Room	12' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 4
Finished Floor (Below):	0	Main	Family Room	12' x 9'			x	Main 2
Finished Floor (Basement):	0	Main	Kitchen	9' x 8'			x	
Finished Floor (Total):	1,590sq. ft.	Main	Nook	8' x 8'			x	
Unfinished Floor:	0	Main	Bedroom	12' x 10'			x	
Grand Total:	1,590sq. ft.	Above	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 8'			x	
		Above	Bedroom	10' x 10'			x	
			Bedroom	10' x 10'			x	
Suite:				x			x	
Basement: <b>Crawl</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**RE/MAX Masters Realty**

**36 ACRES with waterfront on the Fraser River! Priced below assessment! Mostly level property with approx. 815 ft. of frontage on the Fraser River and surrounded by incredible views of the river, valley and mountains. Opportunities like this are few and far between. Close to shopping, schools, golf and parks! Court ordered sale, sold as is - where is.**

**Active**  
**R3022733**  
Board: F  
House with Acreage

**2527 256 STREET**

Langley  
Otter District  
V4W 1Y3

Residential Detached

**\$2,825,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,898,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1971**  
Frontage(feet): **326.49** Bathrooms: **3** Age: **54**  
Frontage(metres): **99.51** Full Baths: **3** Zoning: **RU-3**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,351.89**  
Lot Area (sq.ft.): **435,600.00** Rear Yard Exp: For Tax Year: **2024**  
Lot Area (acres): **10.00** P.I.D.: **001-460-650** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Grge/Double Tandem**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PARCEL S1/2 D, PART S1/2 OF SE1/4, SECTION 23, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, THE S 1/2 OF PCL D (EXPL PL 2721)**

Amenities:

Site Influences: **Private Setting, Rural Setting**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,606	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	17'10 x 12'	Bsmt	Flex Room	18'1 x 12'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'10 x 10'8	Bsmt	Office	23'4 x 12'6	Main	3
Finished Floor (Below):	0	Main	Dining Room	13'6 x 11'11	Bsmt	Recreation Room	17'11 x 10'11	Main	4
Finished Floor (Basement):	2,196	Main	Foyer	6'4 x 3'5	Bsmt	Media Room	19'10 x 20'	Bsmt	3
Finished Floor (Total):	3,802sq. ft.	Main	Primary Bedroom	12'3 x 13'	Bsmt	Storage	19'10 x 9'2		
Unfinished Floor:	0	Main	Walk-In Closet	7'2 x 4'4			x		
Grand Total:	3,802sq. ft.	Main	Bedroom	9'11 x 10'7			x		
		Main	Bedroom	9' x 9'5			x		
		Main	Bedroom	8'8 x 9'5			x		
		Main	Bedroom	8'9 x 9'3			x		
		Bsmt	Bedroom	11'10 x 10'6			x		
		Bsmt	Bedroom	11'11 x 9'3			x		
		Bsmt	Laundry	13'4 x 12'8			x		
Suite: <b>None</b>		Manuf Type: Registered in MHR?: PAD Rental:							
Basement: <b>Full</b>									
Crawl/Bsmt. Height: # of Levels: 2		ByLaw Restrictions:							
# of Kitchens: 1 # of Rooms: 18									

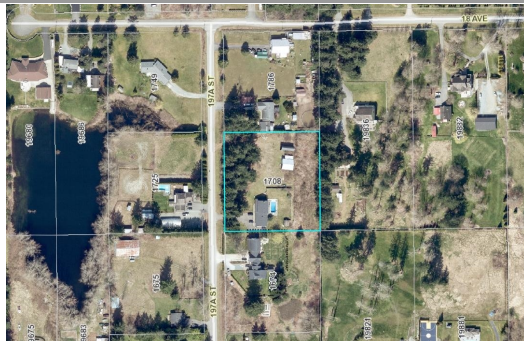
Listing Broker(s): **Momentum Realty Inc.**

**Momentum Realty Inc.**

**Welcome to 10 acres of countryside in Langley's coveted Otter District—perfect for horse lovers and multi-use rural living. A winding tree-lined driveway leads to an updated post & beam split-entry home with vaulted ceilings, granite counters, and an open layout flowing to a private covered patio. With 5 bedrooms up, 2 down, a spacious rec room, soundproof media room, and fireplaces on both levels, there's space for everyone. Enjoy views of fenced paddocks and a sand riding arena from the home. The deluxe 12-stall barn features rubber matting, stamped concrete, tack & feed rooms, and a covered wash bay. The property also offers cross-fenced paddocks, green space, an insulated 21x23 garage, hay shed, and workshop! Call for more details today!**



<b>Active</b> <b>R3012545</b> Board: F House with Acreage	<b>1708 197A STREET</b> Langley Brookwood Langley V2Z 1K2	Residential Detached <b>\$3,280,000</b> (LP) (SP) <b>M</b>
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,280,000</b>
Meas. Type: <b>Metres</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1985</b>
Frontage(feet): <b>312.99</b>	Bathrooms: <b>3</b>	Age: <b>40</b>
Frontage(metres): <b>95.40</b>	Full Baths: <b>3</b>	Zoning: <b>SR-2</b>
Depth / Size: <b>90.80</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$15,988.55</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>2.14</b>	P.I.D.: <b>002-013-401</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Septic</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

Style of Home: <b>2 Storey</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Grge/Double Tandem, RV Parking Avail.</b>		
Exterior: <b>Vinyl</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: <b>No</b> :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: <b>Baseboard, Forced Air</b>	Floor Finish:		
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 42, PLAN NWP64177, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,987	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,031	Main	Family Room	22'10 x 13'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x 9'9			x	Main 3
Finished Floor (Below):	0	Main	Living Room	16'11 x 13'6			x	Above 3
Finished Floor (Basement):	0	Main	Dining Room	13'11 x 13'5			x	Above 3
Finished Floor (Total):	3,018sq. ft.	Main	Eating Area	9'3 x 7'1			x	
Unfinished Floor:	0	Main	Foyer	10'3 x 9'8			x	
Grand Total:	3,018sq. ft.	Main	Games Room	23'6 x 21'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	9'6 x 9'7			x	
Suite:		Main	Utility	10'8 x 8'4			x	
Basement:None		Above	Primary Bedroom	15'5 x 13'10			x	
		Above	Bedroom	12'11 x 8'11			x	
		Above	Bedroom	11'7 x 9'7			x	
		Main	Bedroom	11'1 x 11'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee: <b>\$0.00</b>				
		ByLaw Restrictions: <b>No Restrictions</b>						

Listing Broker(s): **Sutton Group-West Coast Realty**

**Planet Group Realty Inc.**

**2.14 acres located in Brookwood's Fernridge plan. This property is designated as Single Family and is the broadest range of housing forms in this plan. Located in a quaint neighbourhood with a rural setting close to Campbell Valley Regional Park and close to 200 St. Great development potential for this up and coming neighbourhood!**

**Active**  
**R3026028**  
Board: F  
House with Acreage

**22801 8 AVENUE**  
Langley  
Campbell Valley  
V2Z 2W3

Residential Detached  
**\$4,000,000** (LP)  
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$4,000,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2020**  
Frontage(feet): **650.00** Bathrooms: **5** Age: **5**  
Frontage(metres): **198.12** Full Baths: **4** Zoning: **RU-3**  
Depth / Size: **(18.38AC)** Half Baths: **1** Gross Taxes: **\$15,296.35**  
Lot Area (sq.ft.): **0.00** Rear Yard Exp: **North** For Tax Year: **2024**  
Lot Area (acres): **18.38** P.I.D.: **009-224-262** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas**  
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **10** Covered Parking: **3** Parking Access:  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PARCEL A, LOT 2, PLAN NWP23355, SECTION 8, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, (REF PL 35296)**

Amenities: **None**

Site Influences: **Private Setting**

Features:

Finished Floor (Main):	2,197	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,035	Main	Great Room	20' x 20'1	Above	Bedroom	13' x 14'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 16'7	Above	Walk-In Closet	7' x 3'10	Main	2
Finished Floor (Below):	0	Main	Dining Room	15' x 18'	Above	Laundry	10'1 x 7'	Above	3
Finished Floor (Basement):	2,207	Main	Nook	15' x 11'6	Bsmt	Games Room	22'11 x 17'6	Above	5
Finished Floor (Total):	6,439sq. ft.	Main	Pantry	6'1 x 9'7	Bsmt	Recreation Room	21'7 x 29'6	Above	4
Unfinished Floor:	0	Main	Study	13' x 12'	Bsmt	Bedroom	14'8 x 17'8	Bsmt	3
Grand Total:	6,439sq. ft.	Main	Mud Room	8'3 x 13'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	13'1 x 19'6			x		
Suite: <b>None</b>		Above	Primary Bedroom	15' x 17'			x		
Basement: <b>Fully Finished, Separate Entry</b>		Above	Walk-In Closet	10' x 11'10			x		
		Above	Bedroom	17'9 x 19'			x		
		Above	Walk-In Closet	5'9 x 5'9			x		
		Above	Bedroom	15' x 12'			x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>19</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage - Wolstencroft**

**Very PRIVATE 18+ Acre Estate in South Langley's Campbell Valley. 5 Year Old Custom built 2 Story plus Basement Home with High End Finishings and functional, open floorplan. Foundation for the Barn is already poured. Imagine a gorgeous Equestrian Estate. 5 Bedrooms, 5 Bathrooms and Separate Basement access with enough room for a large or multi-generational family setup. Upstairs boasts 4 bdms including a Primary suite w/ huge walk-in closet & an luxurious 5 pce ensuite. Gorgeous view from your own Primary Bedroom balcony. Relax and play in your media and bar room downstairs. Great Room is an Entertainers Delight on the main with a Country Gourmet Kitchen, and 13 ft ceilings. Too much to list here. Conveniently situated close to riding trails & parks.**

<b>Active</b> <b>R3024949</b> Board: F House with Acreage	<b>3044 240 STREET</b> Langley Otter District V2Z 1N3	Residential Detached <b>\$4,600,000</b> (LP) (SP) <b>M</b>
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Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,050,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>329.00</b>	Bathrooms: <b>5</b>	Age: <b>31</b>
Frontage(metres): <b>100.28</b>	Full Baths: <b>4</b>	Zoning: <b>RU-3</b>
Depth / Size: <b>2615</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$15,396.43</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>19.79</b>	P.I.D.: <b>002-382-415</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>		Tour:
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>Other</b>	Water Supply: <b>Other</b>	

Style of Home: <b>2 Storey</b>	Total Parking: <b>10</b>	Covered Parking: <b>5</b>	Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>NEAR</b>	Dist. to School Bus: <b>NEAR</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>2</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:		
Fuel/Heating: <b>Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	R.I. Plumbing:		
Type of Roof: <b>Other</b>	Fixtures Leased: <b>No</b>		
	Fixtures Rmvd: <b>:</b>		
	Floor Finish:		

Legal: **LOT 4, PLAN NWP5331, SECTION 22, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Green House, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	3,012	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,847	Main	Living Room	15'3 x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 15'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14' x 18'			x	Main 5
Finished Floor (Basement):	0	Main	Family Room	21'4 x 16'			x	Above 4
Finished Floor (Total):	6,859sq. ft.	Main	Primary Bedroom	16' x 17'			x	Above 4
Unfinished Floor:	0	Main	Den	11' x 11'			x	Above 3
Grand Total:	6,859sq. ft.	Main	Laundry	6' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 16'			x	
		Above	Bedroom	11' x 16'			x	
		Above	Bedroom	13'8 x 12'6			x	
		Above	Bedroom	10' x 8'			x	
Suite: <b>Other</b>		Above	Recreation Room	25' x 15'			x	
Basement: <b>Crawl</b>		Above	Den	12' x 15'			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>13</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

**Country Estate of 19.7 acres. Custom built home, needs some updating. Huge detached barn with 16 horse stable, detached shop and green house.**

**Active**  
**R2998267**  
Board: F  
House with Acreage

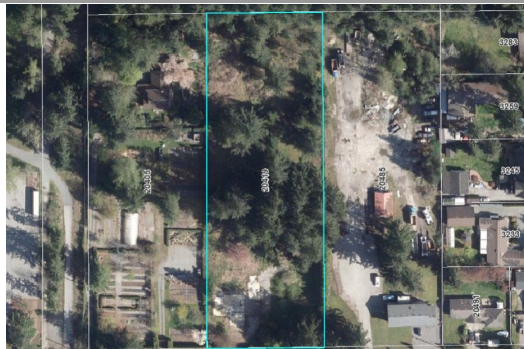
**20419 32 AVENUE**

Langley  
Brookwood Langley  
V2Z 2C7

Residential Detached

**\$4,850,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$4,850,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1990**  
Frontage(feet): **185.00** Bathrooms: **2** Age: **35**  
Frontage(metres): **56.39** Full Baths: **1** Zoning: **SR-2**  
Depth / Size: **512** Half Baths: **1** Gross Taxes: **\$1,764.52**  
Lot Area (sq.ft.): **93,218.40** Rear Yard Exp: **North** For Tax Year: **2025**  
Lot Area (acres): **2.14** P.I.D.: **002-505-282** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv: **BROOKSWOOD**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Wood**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 22 SECTION 26 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 60400**

Amenities: **None**

Site Influences: **Central Location, Private Setting, Recreation Nearby**

Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 17'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	15' x 11'			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 11'9			x	
Finished Floor (Total):	1,400sq. ft.	Main	Bedroom	12'2 x 9'			x	
Unfinished Floor:	0	Main	Laundry	11'5 x 6'			x	
Grand Total:	1,400sq. ft.			x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **Homelife Benchmark Realty Corp.**

**RE/MAX Colonial Pacific Realty**

**BOOTH PLAN BROOKSWOOD:** An excellent opportunity to purchase 2.14 acres in the rapidly developing Booth area of Brookwood. The Neighborhood Plan shows a mix of 5,000 to 7,000 sq.ft. single family residential lots as the developable land use. Blocks away from a major proposed Commercial Village development from Pattison Developments and several ongoing larger single family developments by Qualico on 205th Street. The parcel is level land, no watercourses with 185' of frontage on 32nd Avenue and depth of 512'. This is a Court Ordered sale and the existing house has been demolished.