

Active
R3070920

Board: F
House/Single Family

19745 48A AVENUE

Langley
Langley City
V3A 4W2

Residential Detached

\$1,150,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,150,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1977
Frontage(feet): 64.00	Bathrooms: 5	Age: 49
Frontage(metres): 19.51	Full Baths: 4	Zoning: RS1
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$7,208.69
Lot Area (sq.ft.): 8,058.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 005-108-578	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		Water Supply: City/Municipal

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Carport; Multiple**

Driveway Finish:
Dist. to Public Transit: **Close**

Dist. to School Bus: **Close**
Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Reno. Year: **9999** Property Disc.: **No**
Rain Screen:
Metered Water:
R.I. Plumbing:

Fixtures Leased: **No**
Fixtures Rmvd: :

Floor Finish:

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 x22'5				Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Dining Room	12'4 x9'2				Main 2
Finished Floor (Below): 594	Main	Kitchen	12' x9'9				Above 5
Finished Floor (Basement): 0	Above	Bedroom	10'3 x9'10				Above 3
Finished Floor (Total): 2,181 sq. ft.	Above	Bedroom	12'4 x9'10				Below 4
Unfinished Floor: 0	Above	Primary Bedroom	12'6 x13'6				Below 3
Grand Total: 2,181 sq. ft.	Below	Bedroom	9' x8'				
Flr Area (Det'd 2nd Res): sq. ft.	Below	Recreation Room	13'1 x12'6				
Suite: Unauthorized Suite	Below	Living Room	18'9 x14'7				
Basement: Crawl	Below	Bedroom	9' x8'				
Crawl/Bsmt. Height: # of Levels: 2	Below	Bedroom	9' x8'				
# of Kitchens: 2	Below	Kitchen	7'4 x9'7				
		Manuf Type: MHR#:		Registered in MHR?: CSA/BCE:		PAD Rental: Maint. Fee:	
		ByLaw Restrictions:					

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.

Active
R3066942

Board: F
House/Single Family

19971 39A AVENUE

Langley
Brookswood Langley
V3A 7G3

Residential Detached

\$1,449,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,480,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**
Frontage(feet): **80.00** Bathrooms: **2** Age: **47**
Frontage(metres): **24.38** Full Baths: **2** Zoning: **R-1E**
Depth / Size: Half Baths: **0** Gross Taxes: **\$5,114.08**
Lot Area (sq.ft.): **13,024.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.30** P.I.D.: **005-382-751** Tax Inc. Utilities?: **No**
Flood Plain: **Exempt** Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open, RV Parking Avail.**

Driveway Finish: **Asphalt**
Dist. to Public Transit: **near**
Title to Land: **Freehold NonStrata**

Dist. to School Bus: **near**
Land Lease Expiry Year:

Property Disc.: **No**
Fixtures Leased: **No** :

R.I. Plumbing: Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 342, PLAN NWP55832, SECTION 27, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features: **Other - See Remarks**

Finished Floor (Main):	1,619	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	0	Main	Living Room	20'5 x20'10				x		
Finished Floor (AbvMain2):	0	Main	Kitchen	10'9 x21'2				x		
Finished Floor (Below):	0	Main	Primary Bedroom	10'9 x15'1				x		
Finished Floor (Basement):	0	Main	Bedroom	9' x11'				x		
Finished Floor (Total):	1,619 sq. ft.	Main	Bedroom	12'9 x11'				x		
Unfinished Floor:	0	Main	Foyer	5'11 x8'3				x		
Grand Total:	1,619 sq. ft.	Main	Office	13'4 x7'3				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9'10 x5'8				x		
Suite: None				x				x		
Basement: None				x				x		
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:					
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:		Maint. Fee:					
		ByLaw Restrictions:								

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

Beautifully renovated Brookswood rancher, perfect to downsize into. This charming 3 bedroom + 2 bath home sits on a large 13,000 sq ft lot. Open concept with all the latest for your enjoyment, company, holidays and summer BBQ's. Double garage with extra parking, fenced & private yard. Prime location, close to amenities and shopping. Detached shop, outdoor BBQ hookup, irrigation system, EV charger, huge patio area with covered hot tub and firepit are just a few of the extras. OPEN HOUSE Saturday January 3rd 12noon to 1:30pm.

Active
R3074712

Board: F
House/Single Family

20209 68A AVENUE

Langley
Willoughby Heights
V2Y 0B7

Residential Detached

\$1,595,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,595,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2007
Frontage(feet): 43.96	Bathrooms: 3	Age: 19
Frontage(metres): 13.40	Full Baths: 2	Zoning: R-CL
Depth / Size: 93.90	Half Baths: 1	Gross Taxes: \$5,526.06
Lot Area (sq.ft.): 4,128.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.09	P.I.D.: 026-943-654	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		Water Supply: City/Municipal

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl, Wood**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

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

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish:

Legal: **LOT 17, PLAN BCP27839, SECTION 14, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main): 1,374	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,224	Main	Living Room	17'11 x13'4	Bsmt	Bedroom	10' x 9'	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Kitchen	17' x11'8			x	Main 2
Finished Floor (Below): 0	Main	Dining Room	15'11 x9'5			x	Above 3
Finished Floor (Basement): 991	Main	Den	18' x12'9			x	Bsmt 3
Finished Floor (Total): 3,589 sq. ft.			x			x	
Unfinished Floor: 0	Above	Primary Bedroom	16'3 x13'4			x	
Grand Total: 3,589 sq. ft.	Above	Bedroom	10'10 x10'			x	
Flr Area (Det'd 2nd Res): sq. ft.	Above	Bedroom	10'9 x10'7			x	
	Above	Bedroom	10'9 x10'7			x	
	Bsmt	Kitchen	x			x	
	Bsmt	Living Room	10' x9'			x	
	Bsmt	Bedroom	13' x10'			x	
		Manuf Type:	10' x9'			x	
Crawl/Bsmt. Height: # of Levels: 3		MHR#:	10' x9'			x	
# of Kitchens: 2		ByLaw Restrictions:	10' x9'			x	

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

Court order sale, 3 level former show home, 4 bedrooms up and 2 bedrooms down. Basement contains 2 bedroom suite. Great location allow time for showings.

Active
R3039298

Board: F
House with Acreage

410 224 STREET
Langley
Campbell Valley
V2Z 2W5

Residential Detached

\$2,100,000 (LP)

(SP)



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: **51**
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**

Total Parking: **18** Covered Parking: **18** Parking Access: **Front**

Parking: **Carport; Single**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing:

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	Floor	#Pcs
Finished Floor (Above):	434	Main	Living Room	23'6 x16'3				x		
Finished Floor (AbvMain2):	0	Main	Dining Room	15'3 x14'8				x		
Finished Floor (Below):	0	Main	Kitchen	14'8 x11'11				x		
Finished Floor (Basement):	0	Main	Bedroom	11'6 x10'11				x		
Finished Floor (Total):	2,419 sq. ft.	Main	Bedroom	11'6 x10'6				x		
Unfinished Floor:	0	Main	Bedroom	11'4 x9'7				x		
Grand Total:	2,419 sq. ft.	Above	Primary Bedroom	20'1 x19'10				x		
Flr Area (Det'd 2nd Res):	sq. ft.		Loft	21'11 x15'10				x		
Suite: None								x		
Basement: Crawl								x		
Crawl/Bsmt. Height:	# of Levels: 2		Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 8		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 Municipality. Call today to view. Court date to approve sale is January 9, 2026 New Westminster Court 651 Carnarvon court room 418 time 9:45

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

Active
R3052836

Board: F
House with Acreage

25394 88 AVENUE
Langley
County Line Glen Valley
V1M 3N8

Residential Detached
\$2,188,888 (LP)
(SP)



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: 90
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**

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**
Property Disc.: **No**
Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

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' x10'			x	
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x10'			x	
Finished Floor (Below):	0	Main	Family Room	12' x9'			x	
Finished Floor (Basement):	0	Main	Kitchen	9' x8'			x	
Finished Floor (Total):	1,590 sq. ft.	Main	Nook	8' x8'			x	
Unfinished Floor:	0	Main	Bedroom	12' x10'			x	
Grand Total:	1,590 sq. ft.	Above	Bedroom	10' x10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x8'			x	
		Above	Bedroom	10' x10'			x	
		Above	Bedroom	10' x10'			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 2		Manuf Type:		Registered in MHR?:		PAD Rental:	
# of Kitchens: 1	# of Rooms: 10		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. COURT DATE ADJOURNED to January.

Active
R3024949

Board: F
House with Acreage

3044 240 STREET

Langley
Otter District
V2Z 1N3

Residential Detached

\$3,900,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$5,050,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1994**
Frontage(feet): **329.00** Bathrooms: **5** Age: **32**
Frontage(metres): **100.28** Full Baths: **3** Zoning: **RU-3**
Depth / Size: **2615** Half Baths: **2** Gross Taxes: **\$15,396.43**
Lot Area (sq.ft.): **862,052.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **19.79** P.I.D.: **002-382-415** Tax Inc. Utilities?: **No**
Flood Plain: **Exempt** Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity**
Sewer Type: **Other** Water Supply: **Other**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcony(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Other**

Total Parking: **10** Covered Parking: **5** Parking Access: **Side**
Parking: **Garage; Triple**

Driveway Finish:
Dist. to Public Transit: **NEAR**
Title to Land: **Freehold NonStrata** Dist. to School Bus: **NEAR**
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
R.I. Plumbing: Fixtures Rmvd: :
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	Floor	#Pcs
Finished Floor (Above):	3,847	Main	Living Room	15'3 x18'				x		
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x15'				x		
Finished Floor (Below):	0	Main	Kitchen	14' x18'				x		
Finished Floor (Basement):	0	Main	Family Room	21'4 x16'				x		
Finished Floor (Total):	6,859 sq. ft.	Main	Primary Bedroom	16' x17'				x		
Unfinished Floor:	0	Main	Den	11' x11'				x		
Grand Total:	6,859 sq. ft.	Main	Laundry	6' x8'				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x16'				x		
Suite: Other		Above	Bedroom	11' x16'				x		
Basement: Crawl		Above	Bedroom	13'8 x12'6				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:		
		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
R3026028

Board: F
House with Acreage

22801 8 AVENUE

Langley
Campbell Valley
V2Z 2W3

Residential Detached

\$4,000,000 (LP)

(SP)



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: **6**
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: **Balcony(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

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:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing:

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**
Finished Floor (Above): **2,035**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **2,207**
Finished Floor (Total): **6,439 sq. ft.**
Unfinished Floor: **0**
Grand Total: **6,439 sq. ft.**
Flr Area (Det'd 2nd Res): **sq. ft.**
Suite: **None**
Basement: **Fully Finished, Separate Entry**
Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **19**

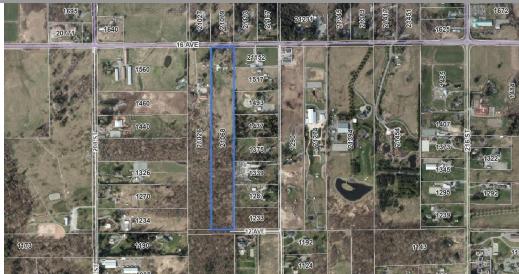
Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Great Room	20' x 20'1	Above	Bedroom	13' x 14'	
Main	Kitchen	15' x 16'7	Above	Walk-In Closet	7' x 3'10	
Main	Dining Room	15' x 18'	Above	Laundry	10'1 x 7'	
Main	Nook	15' x 11'6	Bsmt	Games Room	22'11 x 17'6	
Main	Pantry	6'1 x 9'7	Bsmt	Recreation Room	21'7 x 29'6	
Main	Study	13' x 12'	Bsmt	Bedroom	14'8 x 17'8	
Main	Mud Room	8'3 x 13'				x
Main	Foyer	13'1 x 19'6				x
Above	Primary Bedroom	15' x 17'				x
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
	Manuf Type:			Registered in MHR?:		PAD Rental:
	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 bdrms 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.

Active
R3062705

Board: F
House with Acreage



21068 16TH AVENUE
Langley
Campbell Valley
V2Z 1K3

Residential Detached

\$4,420,000 (LP)
(SP)

Sold Date:	If new, GST/HST inc?:	Original Price: \$4,900,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1973
Frontage(feet): 330.00	Bathrooms: 3	Age: 53
Frontage(metres): 100.58	Full Baths: 3	Zoning: RU-1
Depth / Size: 2552	Half Baths: 0	Gross Taxes: \$11,087.51
Lot Area (sq.ft.): 855,106.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 19.63	P.I.D.: 008-389-446	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View:	:	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Septic	
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: **Natural Gas**

Outdoor Area: **Balcony(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Total Parking: **12** Covered Parking: **2** Parking Access: **Front**

Parking: **Carport; Multiple, Open, RV Parking Avail.**

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing: Fixtures Rmvd: :

Floor Finish: **Mixed**

Legal: **LOT 7, PLAN NWP36977, PART NW1/4, SECTION 12, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Guest Suite, Storage**

Site Influences:

Features:

Finished Floor (Main): 1,445	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): 0	Main	Living Room	18'4 x 14'2	Bsmt	Living Room	15'4 x 13'8			
Finished Floor (AbvMain2): 0	Main	Dining Room	13'2 x 10'4	Bsmt	Kitchen	17'10 x 5'6	4	Main	4
Finished Floor (Below): 0	Main	Kitchen	12'8 x 11'4	Bsmt	Storage	10'4 x 7'11		Main	4
Finished Floor (Basement): 1,885	Main	Eating Area	12'8 x 6'9	Bsmt	Laundry	12'6 x 7'5		Bsmt	4
Finished Floor (Total): 3,330 sq. ft.	Main	Primary Bedroom	16'2 x 14'2						
Unfinished Floor: 0	Main	Bedroom	10'7 x 9'8						
Grand Total: 3,330 sq. ft.	Main	Walk-In Closet	1'2 x 3'0						
Flr Area (Det'd 2nd Res): sq. ft.	Bsmt	Bedroom	14'1 x 10'5						
Suite: Unauthorized Suite	Bsmt	Bedroom	11'3 x 10'2						
Basement: Fully Finished, Separate Entry	Bsmt	Laundry	7'11 x 5'6						
Crawl/Bsmt. Height: # of Levels: 2		Family Room	17'4 x 14'1						
# of Kitchens: 2		Dining Room	14'0 x 7'0						
		Bedroom	14'1 x 12'9						
Manuf Type:		Registered in MHR?:							
MHR#:		CSA/BCE:							
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Real Estate Services**

A unique opportunity to acquire this 19.63 - acre estate in Langley, BC. The property has a main house featuring 5 bedrooms and 3 bathrooms with a basement that offers a separate entry. There is a 2,300+ sq.ft. barn on the property along with outdoor paddocks which requires some updating, and an outdoor riding area. Ideal for farming or equestrian use, this property has the potential to be subdivided, as there is access at the back of the property from 12th Avenue. Potential buyers are instructed to consult with the Township of Langley.