



Presented by:
P.A. 'Doc' Livingston PREC*

Blue West Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R2742177

Board: F
House/Single Family

26579 30A AVENUE

Langley
Aldergrove Langley
V4W 3C8

Residential Detached

\$899,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$924,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**
Frontage(feet): **0.00** Bathrooms: **2** Age: **37**
Frontage(metres): Full Baths: **2** Zoning: **RES**
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,324.65**
Lot Area (sq.ft.): **7,847.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.18** P.I.D.: **001-909-479** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s), Rooftop Deck**
Type of Roof: **Asphalt**

Reno. Year: **2012**
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, RV Parking Avail., Visitor Parking**
Driveway Finish: **Asphalt, Concrete**
Dist. to Public Transit: **Half Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **Yes :Foreclosure**
Fixtures Rmvd: **Yes :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 45, PLAN NWP69835, PART NW1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher, Fireplace Insert, Smoke Alarm, Windows - Thermo**

Finished Floor (Main):	1,276	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	7'4 x 5'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'2 x 12'0			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'2 x 7'0			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	16'4 x 8'2			x	
Finished Floor (Total):	1,276sq. ft.	Main	Other	8'8 x 4'11			x	
Unfinished Floor:	0	Main	Laundry	7'5 x 6'1			x	
Grand Total:	1,276sq. ft.	Main	Primary Bedroom	12'2 x 11'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	5'0 x 5'10			x	
		Main	Other	6'3 x 5'10			x	
		Main	Bedroom	9'6 x 8'10			x	
		Main	Bedroom	12'3 x 11'3			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Court Ordered Foreclosure. All documents on Realtor Feature Sheet. Photos, Virtual Drone Toured & Laser Floor Plans By Fab Floor Plans. Well kept Rancher. Home was completely remodeled top to bottom approximately 10 years ago. Including at that time a new furnace, roof, and hot water tank. Easy to show with reasonable notice.



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Active
R2727820

Board: F
House/Single Family

20010 50 AVENUE

Langley
Langley City
V3A 3S7

Residential Detached

\$1,030,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2006
Frontage(feet): 107.00	Bathrooms: 3	Age: 17
Frontage(metres): 32.61	Full Baths: 2	Zoning: RS-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,136.41
Lot Area (sq.ft.): 6,969.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.16	P.I.D.: 002-062-712	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
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: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** 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.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 459 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 52069**

Amenities:

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

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

Finished Floor (Main):	791	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	789	Main	Living Room	12'7 x17'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'2 x9'8			x	Main 2
Finished Floor (Below):	728	Main	Kitchen	14'2 x17'3			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	5'4 x2'4			x	Below 4
Finished Floor (Total):	2,308sq. ft.	Main	Foyer	5'8 x7'7			x	
Unfinished Floor:	0	Above	Primary Bedroom	12'7 x14'4			x	
Grand Total:	2,308sq. ft.	Above	Bedroom	11'4 x10'4			x	
		Above	Bedroom	11'5 x10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Office	11'8 x13'10			x	
		Below	Bedroom	10'1 x11'8			x	
		Below	Recreation Room	13'8 x16'6			x	
		Below	Utility	2'11 x3'1			x	
		Below	Kitchen	5' x9'1			x	
Suite: Legal Suite		Manuf Type:	Registered in MHR?:		PAD Rental:			
Basement: Full		MHR#:	CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 2	# of Rooms: 13							

Listing Broker(s): **RE/MAX Little Oak Realty (Surrey)**

Court Ordered Sale. This 4 bed / 2.5 bath is conveniently located in the Sendal Gardens neighbourhood. Main level features an open concept living with kitchen including a breakfast bar and hardwood flooring. Upstairs features 3 generous sized bedrooms and a large bathroom. The basement features a rec room with a bonus in law 1 bedroom suite which is currently tenanted on a month to month basis. A good investment potential with opportunity for future land assembly and development.



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Active
R2734502

Board: F
House with Acreage

23694 14A AVENUE

Langley
Campbell Valley
V2Z 1L1

Residential Detached

\$2,950,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,200,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1975
Frontage(feet): 263.00	Bathrooms: 4	Age: 48
Frontage(metres): 80.16	Full Baths: 2	Zoning: RU-3
Depth / Size: (5AC)	Half Baths: 2	Gross Taxes: \$6,969.01
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 5.18	P.I.D.: 008-477-469	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv: Campbell Valley		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **Rancher/Bungalow w/Loft**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **8** Covered Parking: **2** Parking Access:
Parking: **DetachedGrge/Carport, Garage; Double**
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, PLAN NWP37675, PART NE1/4, SECTION 9, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Pool; Outdoor, Workshop Detached**

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

Finished Floor (Main):	3,723	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	704	Main	Foyer	8'7 x 14'2	Main	Utility	8'2 x 14'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	26'1 x 14'3	Above	Bedroom	13' x 21'7	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'4 x 21'11	Above	Walk-In Closet	4'1 x 6'1	Main 2
Finished Floor (Basement):	0	Main	Kitchen	22'8 x 12'3	Above	Bedroom	13'5 x 21'7	Main 5
Finished Floor (Total):	4,427sq. ft.	Main	Eating Area	7'11 x 10'2	Above	Walk-In Closet	4'11 x 6'1	Above 4
Unfinished Floor:	0	Main	Family Room	16'5 x 28'11			x	
Grand Total:	4,427sq. ft.	Main	Primary Bedroom	13' x 21'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	6' x 8'4			x	
		Main	Walk-In Closet	6' x 6'6			x	
		Main	Bedroom	12'1 x 19'11			x	
		Main	Recreation Room	14'4 x 18'3			x	
		Main	Laundry	12' x 11'1			x	
		Main	Storage	20'2 x 14'2			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 18	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Sutton Group-West Coast Realty (Abbotsford)

Immaculate estate in desirable Campbell Valley! Location doesn't get any better. Beautiful south facing 5 Acre property with a 4,427 Sq Ft executive Rancher with loft home boasting 4 Bedrooms and 4 Bathrooms. Massive main floor with open concept living: chefs kitchen with island and stainless steel appliances, open living room, vaulted family room with freestanding fireplace, Master Bedroom with 2 walk in closets & 5 piece ensuite bathroom. Everything you need is here in this home! Recreation room, storage room, mud/laundry room, office/bedroom on the main & two loft bedrooms upstairs. Large patio area in the back, inground pool and hot tub. Beautiful man made pond with island and bridge. Detached double garage and carport with quarter mile driveway. Fully fenced yard and amazing VIEWS!



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Active
R2743456
Board: F
House/Single Family

9051 MAJOR STREET

Langley
Fort Langley
V1M 1A0

Residential Detached

\$4,150,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,150,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2017
Frontage(feet): 85.00	Bathrooms: 5	Age: 6
Frontage(metres): 25.91	Full Baths: 4	Zoning: R-1E
Depth / Size:	Half Baths: 1	Gross Taxes: \$11,887.06
Lot Area (sq.ft.): 20,216.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.46	P.I.D.: 006-845-274	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv: Fort Langley		
First Nation Reserve:		
Services Connected: Community, Electricity		
Sewer Type: Community	Water Supply: City/Municipal, Community	

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

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

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

Total Parking: **4** Covered Parking: **4** Parking Access:
Parking: **Garage; Triple, RV Parking Avail., Visitor Parking**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **Next door**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 107 DL LOT 81 GROUP 2 NEW WESTMINSTER DISDISTRICT PLAN 33369**

Amenities: **Air Cond./Central, Garden, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Swimming Pool Equip., Wet Bar**

Finished Floor (Main):	2,398	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,495	Main	Foyer	12' x16'9	Above	Walk-In Closet	8'10 x 4'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12' x19'			x	Main	2
Finished Floor (Below):	2,403	Main	Office	16'10 x11'11			x	Above	6
Finished Floor (Basement):	0	Main	Kitchen	13'2 x19'5	Above	Laundry	9'3 x 5'9	Above	4
Finished Floor (Total):	7,296sq. ft.	Main	Dining Room	23'9 x14'9	Above	Games Room	27'6 x 21'10	Above	3
Unfinished Floor:	0	Main	Great Room	17'8 x17'6	Bsmt	Bedroom	9'9 x 14'11	Below	4
Grand Total:	7,296sq. ft.	Main	Pantry	5' x9'	Bsmt	Gym	18'2 x 15'5		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	10'9 x13'9	Bsmt	Media Room	16'10 x 18'11		
Suite: None		Above	Primary Bedroom	18'2 x15'8	Bsmt	Games Room	35'3 x 26'10		
Basement: Full		Above	Walk-In Closet	9'4 x10'7	Bsmt	Storage	7'2 x 12'2		
		Above	Bedroom	15'10 x13'11	Bsmt	Utility	14'8 x 12'3		
		Above	Walk-In Closet	8'10 x4'6			x		
		Above	Bedroom	13'9 x15'10			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 22	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Royal LePage - Wolstencroft

Fabulous Fort Langley luxury home with a "Secret Room". This custom built home boasts 4 bedrooms and 5 bathrooms spread out over 7300 sq feet. Gorgeous double doors welcome you to this exquisite family home perfect for entertaining with a Chefs kitchen, granite counter tops and a large island that is open to the massive great room. The office has barn doors while the sitting room has a beautiful fireplace. Easy access to the incredible backyard with its pool, hot tub, bar and another garage with a games room. The upper floor of this home features the large master bedroom, 6 piece spa inspired ensuite and a walk in closet with a dressing table. The rest of the upper floor has 2 bedrooms and the massive "Secret Room". Down has guest bed, media room, gym and great room.