



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
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Active
R3089417
Board: F
House/Single Family

20572 43 AVENUE
Langley
Brookwood Langley
V3A 3C2

Residential Detached
\$1,269,900 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,269,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
Frontage(feet): **77.00** Bathrooms: **3** Age: **54**
Frontage(metres): **23.47** Full Baths: **3** Zoning: **R-1E**
Depth / Size: _____ Half Baths: **0** Gross Taxes: **\$4,434.20**
Lot Area (sq.ft.): **10,164.00** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **0.23** P.I.D.: **004-596-161** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No** Tour: **Virtual Tour URL**
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.** Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Carport; Single**
Exterior: **Stucco** Driveway Finish: **Concrete**
Foundation: **Concrete Slab** Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **2 BLKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Renovations: _____ Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____ Fixtures Leased: **No** :
Fireplace Fuel: **Wood** Metered Water: **Yes** Fixtures Rmvd: **No** :
Fuel/Heating: **Forced Air** R.I. Plumbing: _____ Floor Finish: **Laminate, Mixed, Tile**
Outdoor Area: **Patio(s) & Deck(s)** Type of Roof: **Asphalt**

Legal: **LOT 177 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 40739**

Amenities: **In Suite Laundry**

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

Features:

Finished Floor (Main):	1,797	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 19'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'2 x 9'4			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	7'9 x 9'4			x	Main 3
Finished Floor (Basement):	0	Main	Laundry	3'2 x 9'1			x	Bsmt 3
Finished Floor (Total):	1,797 sq. ft.	Main	Primary Bedroom	10'8 x 11'11			x	
Unfinished Floor:	0	Main	Bedroom	8'6 x 10'8			x	
Grand Total:	1,797 sq. ft.	Main	Bedroom	8'6 x 10'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	13'1 x 7'5			x	
		Bsmt	Kitchen	10'0 x 6'10			x	
		Bsmt	Dining Room	8'0 x 5'8			x	
		Bsmt	Living Room	13'6 x 16'4			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Nestled in a peaceful Brookwood neighbourhood, this nearly 1100 sqft updated rancher is move-in ready and sure to impress. Step inside to a bright, airy floor plan featuring wide-plank flooring, a cozy wood-burning fireplace and a sleek modern kitchen that connects seamlessly to the living and dining spaces. The covered patio extends your living outdoors, overlooking the private backyard that is perfect for relaxing or entertaining. Other updates include newer hotter tank and furnace. Plus, this home has a a separate, fully renovated 700 sqft 1-bed, 1-bath garden suite that offers versatile space for rentals, guests, a home office, or personal retreat. Plenty of parking and just minutes to schools, shopping and transit. Book your private showing today!



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Active
R3066942
Board: F
House/Single Family

19971 39A AVENUE
Langley
Brookwood Langley
V3A 7G3

Residential Detached
\$1,380,000 (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	Total Parking: 6 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Garage; Double, Open, RV Parking Avail.
Exterior: Mixed	Driveway Finish: Asphalt
Foundation: Concrete Perimeter	Dist. to Public Transit: near Dist. to School Bus: near
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Floor Finish:
Type of Roof: Asphalt	

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
Finished Floor (Above):	0	Main	Living Room	20'5 x 20'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'9 x 21'2			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	10'9 x 15'1			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	9' x 11'			x	
Finished Floor (Total):	1,619sq. ft.	Main	Bedroom	12'9 x 11'			x	
Unfinished Floor:	0	Main	Foyer	5'11 x 8'3			x	
Grand Total:	1,619sq. ft.	Main	Office	13'4 x 7'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9'10 x 5'8			x	
							x	
							x	
							x	
Suite: None							x	
Basement: None							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 Brookwood 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 Feb 28th, 11am to 1pm.



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Active
R3093036
Board: F
House with Acreage

22990 70A AVENUE

Langley
Salmon River
V2Y 2J9

Residential Detached
\$1,970,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,970,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1975
Frontage(feet): 88.00	Bathrooms: 3	Age: 51
Frontage(metres): 26.82	Full Baths: 2	Zoning: SR-1
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,061.88
Lot Area (sq.ft.): 56,192.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 1.29	P.I.D.: 005-909-082	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Mixed, Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
	Title to Land: Freehold NonStrata Dist. to School Bus:
Renovations:	Property Disc.: No Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No
Fireplace Fuel:	Fixtures Rmvd: :
Fuel/Heating: Forced Air, Natural Gas	Floor Finish:
Outdoor Area: Balcny(s) Patio(s) Dck(s)	
Type of Roof: Asphalt	

Legal: **LOT 43, PLAN NWP45464, SECTION 17, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences:
Features:

Finished Floor (Main):	1,513	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'3 x 14'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'5 x 15'2			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'5 x 15'9			x	Main 2
Finished Floor (Basement):	1,466	Main	Primary Bedroom	15' x 15'7			x	Bsmt 3
Finished Floor (Total):	2,979sq. ft.	Main	Primary Bedroom	15' x 15'7			x	
Unfinished Floor:	0	Main	Bedroom	14'5 x 9'5			x	
Grand Total:	2,979sq. ft.	Main	Bedroom	9'1 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	23'5 x 14'6			x	
		Bsmt	Bedroom	12'1 x 12'5			x	
		Bsmt	Bedroom	14'4 x 15'6			x	
		Bsmt	Laundry	6'9 x 13'8			x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 2	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 City Realty**

Court order sale -Rare 1.29-Acre Salmon River Estate – Not in ALR Private and tucked at the end of a quiet cul-de-sac, this 1.29-acre property backs onto greenbelt and offers the perfect blend of space, privacy, and quick Highway 1 access via 232 Street. Zoned SR-1 with home occupation permitted and accessory commercial vehicle parking allowed — ideal for contractors, trades, and home-based businesses. The renovated 2,992 sq.ft. home features 6 bedrooms, 3 bathrooms, and a separate-entry lower level with suite potential. Upgraded 200-amp service, a powered 20'x30' (220V) tent workshop, and a large driveway with room for trucks, trailers, and equipment make this property as functional as it is private. Fully fenced and minutes to D.W Poppy Secondary, park. Easy to show. Try your offers.



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Active
R3080592
Board: F
House with Acreage

1701 224 STREET

Langley
Campbell Valley
V2Z 1L3

Residential Detached
\$3,550,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,550,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1959
Frontage(feet): 989.86	Bathrooms: 5	Age: 67
Frontage(metres): 301.71	Full Baths: 5	Zoning: RU-3
Depth / Size: 1277.58	Half Baths: 0	Gross Taxes: \$3,776.82
Lot Area (sq.ft.): 1,272,387.60	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 29.21	P.I.D.: 000-461-890	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Mountains	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Septic	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Drilled

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail.**
Driveway Finish: **Gravel**
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: **SECTION 18, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, N 990' SE 1/4 SE 1/4**

Amenities: **Barn, Workshop Detached**

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

Finished Floor (Main):	2,843	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,479	Main	Kitchen	17'9 x 17'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'5 x 9'4			x	Main 4
Finished Floor (Below):	0	Main	Living Room	18'8 x 16'8			x	Main 3
Finished Floor (Basement):	0	Main	Den	10' x 9'6			x	Main 3
Finished Floor (Total):	4,322sq. ft.	Main	Recreation Room	19'8 x 19'			x	Above 4
Unfinished Floor:	0	Main	Bedroom	15'7 x 10'5			x	Above 4
Grand Total:	4,322sq. ft.	Above	Primary Bedroom	19' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 11'			x	
		Above	Bedroom	12' x 9'			x	
							x	
							x	
							x	

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **9**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **B.C. Farm & Ranch Realty Corp. B.C. Farm & Ranch Realty Corp. B.C. Farm & Ranch Realty Corp.**

COURT ORDERED SALE. Rare 29.21 acre Campbell Valley farm with 2 homes, 4 barns, and 9,000+ sq.ft. warehouse. Approximately 13 acres zoned RU-6 (Agricultural Processing Zone) allowing agricultural processing uses including meat processing/chicken hatchery/office permits (in enclosed buildings; no retail). Balance approx. 15 acres zoned RU-3. Residences include 4,302 sq.ft. main home (4 bed/5 bath) plus a 1,235 sq.ft. second home. Warehouse is an approx. 9,000 sq.ft. solid concrete building with 2 loading docks, ideal for processing operations. 8 hydro meters and 2 wells (approx. 211 ft deep). 3 Phase power on the property, multiple driveways, almost 1000 FT of frontage.



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Active
R3024949
Board: F
House with Acreage

3044 240 STREET

Langley
Otter District
V2Z 1N3

Residential Detached

\$3,595,000 (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	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity	
First Nation Reserve:	Sewer Type: Other	Water Supply: Other

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

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	Main 2
Finished Floor (Total):	6,859 sq. ft.	Main	Primary Bedroom	16' x 17'			x	Above 4
Unfinished Floor:	0	Main	Den	11' x 11'			x	Above 4
Grand Total:	6,859 sq. 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	
		Above	Recreation Room	25' x 15'			x	
		Above	Den	12' x 15'			x	

Suite: Other	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Crawl	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:	
# of Kitchens: 1	# of Rooms: 13		

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.



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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.	Total Parking: 10 Covered Parking: 3 Parking Access:
Construction: Frame - Wood	Parking: Garage; Triple
Exterior: Mixed	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata Dist. to School Bus:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No Land Lease Expiry Year:
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Wall/Wall/Mixed
Type of Roof: Asphalt	

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: None		Above	Primary Bedroom	15' x 17'			x	
Basement: Fully Finished, Separate Entry		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: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 19	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.



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Active
R3080705
Board: F
House with Acreage

1760 264 STREET

Langley
Otter District
V4W 2N3

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



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,000,000
Meas. Type: Feet	Bedrooms: 10	Approx. Year Built: 2003
Frontage(feet): 774.62	Bathrooms: 7	Age: 23
Frontage(metres): 236.10	Full Baths: 7	Zoning: RU-2
Depth / Size: 2547.68	Half Baths: 0	Gross Taxes: \$5,256.45
Lot Area (sq.ft.): 2,047,320.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 47.00	P.I.D.: 007-730-101	Tax Inc. Utilities?: No
Flood Plain: No	View: No	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Septic	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Shallow

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open, RV Parking Avail.**
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: **PART S1/2 OF SW1/4, SECTION 18, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 10248**

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

Finished Floor (Main):	2,551	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,433	Main	Kitchen	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	0' x 0'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	0' x 0'			x	Main 4
Finished Floor (Basement):	0	Main	Bedroom	0' x 0'			x	Main 4
Finished Floor (Total):	4,984sq. ft.	Main	Bedroom	0' x 0'			x	Main 4
Unfinished Floor:	0	Above	Bedroom	0' x 0'			x	Above 4
Grand Total:	4,984sq. ft.	Above	Bedroom	0' x 0'			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	0' x 0'			x	
Suite: Other		Above	Bedroom	0' x 0'			x	
Basement: Fully Finished				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.** **B.C. Farm & Ranch Realty Corp.** **B.C. Farm & Ranch Realty Corp.**

Court Ordered Sale. Estate style property centrally located with a 4,984 sq.ft. home built in 2003 on 47 acres. The residence offers 10 bedrooms and 7 bathrooms, open floor plan and views overlooking the blueberry fields. The farm includes approximately 20 acres planted in blueberries with drip irrigation in place. Water supply from four wells. Additional improvements include a Quonset shop (approx. 40' x 60'). Property features a frontage of 775 FT on 264 Street plus additional access off 18 Avenue (from 272 Street).



Presented by:
Doc Livingston PREC*

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Active
R3062705
Board: F
House with Acreage

21068 16TH AVENUE

Langley
Campbell Valley
V2Z 1K3

Residential Detached

\$4,200,000 (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.	Total Parking: 12 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple, Open, RV Parking Avail.
Exterior: Mixed	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata Dist. to School Bus:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No Land Lease Expiry Year:
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Natural Gas	Fixtures Rmvd: :
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Mixed
Type of Roof: Asphalt	

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
Finished Floor (Above):	0	Main	Living Room	18'4 x 14'2	Bsmt	Living Room	15'4 x 13'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 10'4	Bsmt	Kitchen	17'10 x 5'6	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):	3,330sq. ft.	Main	Primary Bedroom	16'2 x 14'2			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'8			x	
Grand Total:	3,330sq. ft.	Main	Walk-In Closet	1'2 x 3'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	14'1 x 10'5			x	
Suite: Unauthorized Suite		Bsmt	Bedroom	11'3 x 10'2			x	
Basement: Fully Finished, Separate Entry		Bsmt	Laundry	7'11 x 5'6			x	
		Bsmt	Family Room	17'4 x 14'1			x	
		Bsmt	Dining Room	14'0 x 7'0			x	
		Bsmt	Bedroom	14'1 x 12'9			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:	Maint. Fee:
		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.



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Active
R3084904
Board: F
House with Acreage

20108 32 AVENUE
Langley
Brookwood Langley
V2Z 2E1

Residential Detached
\$5,100,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$5,100,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1985**
Frontage(feet): **117.30** Bathrooms: **4** Age: **41**
Frontage(metres): **35.75** Full Baths: **3** Zoning: **SR2**
Depth / Size: **315.8** Half Baths: **1** Gross Taxes: **\$18,821.38**
Lot Area (sq.ft.): **57,063.59** Rear Yard Exp: _____ For Tax Year: **2025**
Lot Area (acres): **1.31** P.I.D.: **000-949-752** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: _____
View: _____
Complex/Subdiv: **South Brookwood**
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

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

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

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

Total Parking: **9** Covered Parking: **7** Parking Access: **Front**
Parking: **DetachedGrge/Carport, Garage; Triple, Grge/Double Tandem**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **Yes**
Fixtures Leased: **No** : _____
Fixtures Rmvd: _____ : _____
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **WEST HALF LOT 16 EXCEPT: EAST 138 FEET; SECTION 23 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 2515**

Amenities: **Barn, Garden, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Rural Setting, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Storage Shed, Swimming Pool Equip., Vacuum - Built In, Windows - Thermo**

Finished Floor (Main):	2,480	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,100	Main	Living Room	30'0 x 15'0	Above	Bedroom	15'0 x 12'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'0 x 12'0	Above	Bedroom	13'0 x 11'0	Main 4
Finished Floor (Below):	0	Main	Kitchen	17'0 x 11'0			x	Main 2
Finished Floor (Basement):	0	Main	Eating Area	11'6 x 12'6			x	Above 5
Finished Floor (Total):	3,580sq. ft.	Main	Family Room	20'0 x 11'4			x	Above 4
Unfinished Floor:	0	Main	Den	11'0 x 8'3			x	
Grand Total:	3,580sq. ft.	Main	Bedroom	15'0 x 11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'0 x 10'0			x	
Suite:		Main	Laundry	10'0 x 9'0			x	
Basement: Crawl		Main	Utility	10'0 x 6'0			x	
		Main	Storage	12'0 x 14'0			x	
		Main	Foyer	8'8 x 8'0			x	
		Above	Primary Bedroom	22'0 x 12'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?: _____		PAD Rental:		_____	
# of Kitchens: 1	# of Rooms: 15	MHR#:	CSA/BCE: _____		Maint. Fee:		_____	
		ByLaw Restrictions:	_____					

Listing Broker(s): **RE/MAX 2000 Realty**

Court ordered sale. Property is located within the Booth Neighbourhood Plan area and is designated for future higher density residential development, subject to municipal approvals. The site is well positioned near transit corridors, schools, and established amenities, and is surrounded by ongoing and proposed redevelopment. The property offers potential for townhome or multi-family development as part of the area's long term planning vision. The home is sold on an "as is, where is" basis. No representations or warranties are made. Buyers can conduct their own due diligence with respect to zoning, density, and development potential.



Presented by:
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Active
R3078007
Board: F
House with Acreage

1061 216 STREET
Langley
Campbell Valley
V2Z 1R3

Residential Detached
\$5,850,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$5,850,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2015**
Frontage(feet): **340.90** Bathrooms: **5** Age: **11**
Frontage(metres): **103.91** Full Baths: **3** Zoning: **RU-1**
Depth / Size: **1298** Half Baths: **2** Gross Taxes: **\$16,162.17**
Lot Area (sq.ft.): **442,134.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **10.15** P.I.D.: **007-170-246** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Acreage**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey w/ Bsmt., Manufactured/Mobile**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Metal**

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., Open, RV Parking Avail.**
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 13, PLAN NWP35151, PART SE1/4, SECTION 12, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 41999, MANUFACTURED HOME REG.# 96101, CSA# 1299**

Amenities: **Barn, Guest Suite, Workshop Detached**

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

Finished Floor (Main):	1,829	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,363	Main	Living Room	30'8 x 16'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'1 x 11'10			x	Main 2
Finished Floor (Below):	1,460	Main	Foyer	8'11 x 8'11			x	Main 2
Finished Floor (Basement):	0	Main	Den	10'10 x 9'2			x	Above 4
Finished Floor (Total):	4,652sq. ft.	Main	Office	13'2 x 12'3			x	Above 3
Unfinished Floor:	0	Main	Mud Room	12'3 x 7'11			x	Below 4
Grand Total:	4,652sq. ft.	Above	Primary Bedroom	18'5 x 17'4			x	
Flr Area (Det'd 2nd Res):	2,750sq. ft.	Above	Walk-In Closet	18'5 x 17'4			x	
		Above	Walk-In Closet	11'1 x 10'1			x	
		Above	Bedroom	10'3 x 10'2			x	
		Above	Bedroom	10'2 x 9'10			x	
							x	
							x	

Suite: **Unauthorized Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **0** # of Rooms: **11**

Manuf Type: Registered in MHR?: **Yes** PAD Rental:
MHR#: **96101** CSA/BCE: **1299** Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage Little Oak Realty** **B.C. Farm & Ranch Realty Corp.** **B.C. Farm & Ranch Realty Corp.**

A truly unique 10.15 ACRES multifamily EQUESTRIAN ESTATE ideally located across from the renowned Chaberton Estate Winery, steps to Campbell Valley Park. This exceptional property features a 26-stall barn with in-and-out stalls, 8 outdoor paddocks with shelters, fenced fields, and an 80' x 200' INDOOR ARENA complete with sprinklers and new footing. The main residence offers approximately 4,700 sq.ft. of luxury living, including a self-contained 1,400 sq.ft. walk-out basement suite. An updated 2,750 sq.ft. secondary home adds further flexibility, as well as a mobile home. With multiple revenue streams including residential rentals and equestrian facilities, this property is ideal for horse lovers and investors alike seeking lifestyle and income in one remarkable offering.