



Presented by:
Michele Cummins - PREC

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Active
R2420247
 Board: F
 House with Acreage

637 264 STREET

Langley
 Otter District
 V4W 2K2

Residential Detached

\$1,200,000 (LP)

(SP)



Sold Date: Frontage (feet): **114.00** Original Price: **\$1,200,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **9999**
 Depth / Size: Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **174,240.00** Full Baths: **2** Zoning: **RU2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,929.03**
 Rear Yard Exp: **West** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-245-255**
 Tour:

View: **Yes: Country Side South West**
 Complex / Subdiv:
 Services Connected: **None, Septic**
 Sewer Type: **Septic**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Legal: **LOT 2, PLAN NWP7549, SECTION 1, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 15'			x			x
Main	Kitchen	13' x 8'			x			x
Main	Eating Area	11' x 7'			x			x
Main	Den	10' x 9'			x			x
Main	Laundry	9' x 8'			x			x
Main	Master Bedroom	15' x 13'			x			x
Main	Bedroom	15' x 9'			x			x
Main	Storage	23' x 5'			x			x
Main	Mud Room	8' x 6'			x			x
		x			x			x

Finished Floor (Main):	1,050	# of Rooms:	8	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	2	Main	3	No	Barn:	48' x 20'			Workshop/Shed: 56' x
Finished Floor (Below):	0	# of Levels:	1	3				Pool:				Garage Sz:
Finished Floor (Basement):	0	Suite:		4				Grg Dr Ht:				
Finished Floor (Total):	1,050 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 1	6								
Grand Total:	1,050 sq. ft.	Basement: None		7								
				8								

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

4 ACRE PROPERTY View this beautiful and quiet property with sunny western farmland and valley views. This location is elevated above 264th that gives the property privacy, views and quietness. The property has the original cozy rancher house and two LARGE outbuildings that are (24'x56') and (20'x 48'). Build your dream home, hobby farm, or home business here. Easy to view.



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Active
R2419772
Board: F
House/Single Family

6809 206 STREET
Langley
Willoughby Heights
V2Y 1R2

Residential Detached
\$1,299,000 (LP)
(SP)



Sold Date: Frontage (feet): **47.00** Original Price: **\$1,299,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2013**
Depth / Size: Bathrooms: **6** Age: **6**
Lot Area (sq.ft.): **4,349.00** Full Baths: **4** Zoning: **R-CL**
Flood Plain: Half Baths: **2** Gross Taxes: **\$6,139.08**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **028-914-406**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Metal**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **PL BCP51300 LT 4 LD 36 SEC 14 TWP 8**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15'10 x 18'	Above	Bedroom	13'2 x 12'4			x
Main	Office	13'10 x 9'	Above	Bedroom	13'5 x 13'			x
Main	Dining Room	13' x 13'	Below	Living Room	16' x 12'			x
Main	Kitchen	13' x 16'	Below	Kitchen	8'3 x 14'8			x
Main	Pantry	2'4 x 7'4	Below	Bedroom	12'4 x 12'			x
Main	Laundry	8' x 7'4	Below	Bedroom	12'4 x 10'4			x
Above	Master Bedroom	16'11 x 14'	Below	Other	9'6 x 9'11			x
Above	Dressing Room	9'6 x 9'6	Below	Media Room	14'9 x 12'4			x
Above	Walk-In Closet	5' x 8'						x
Above	Bedroom	13'2 x 12'						x

Finished Floor (Main):	1,548	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,666	# of Kitchens:	2	1	Main	2	No	Barn:
Finished Floor (Below):	1,548	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,762 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Below	2	No	Grg Dr Ht:
Grand Total:	4,762 sq. ft.	Beds not in Basement:	6	6	Below	4	No	
		Basement:	Fully Finished, Separate Entry	7				
				8				

Listing Broker(s): **RE/MAX Lifestyles Realty (Langley)**

BEAUTIFUL and Spacious 6 bedroom home with well thought out design and open concept living functionality. Main floor boasts huge great room the flows into living area and large kitchen with oversized island with plenty of storage and its own pantry. Main floor also includes private office and 2 piece powder room. Upstairs you'll find 4 bedrooms including two master bedrooms each with a private ensuite. Basement includes large media room for entertainment plus extra room that could be a spare bedroom as well as a two bedroom legal suite with separate entry! back yard includes large covered deck and fully fenced back yard. Side by side garage lane access plus plenty of parking on on front pad. Don't miss out on this one! Call Today!



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Active
R2403878
Board: F
House/Single Family

20260 28 AVENUE
Langley
Brookwood Langley
V2Z 2B9

Residential Detached
\$2,200,000 (LP)
(SP)



Sold Date:	Frontage (feet):	145.00	Original Price: \$2,400,000
Meas. Type: Feet	Bedrooms:	8	Approx. Year Built: 1998
Depth / Size: 313	Bathrooms:	9	Age: 21
Lot Area (sq.ft.): 45,385.00	Full Baths:	4	Zoning: SR-2
Flood Plain:	Half Baths:	5	Gross Taxes: \$10,757.74
Rear Yard Exp: South	Council Apprv?:		For Tax Year: 2019
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 003-283-607
			Tour:
View:	Yes: GREENBELT		
Complex / Subdiv:	BROOKSWOOD		
Services Connected:	Electricity, Natural Gas, Septic, Water		
Sewer Type:	Septic		

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2005**
 # of Fireplaces: **5** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces: **0**
 Water Supply: **Well - Drilled** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Other**

Total Parking: **25** Covered Parking: **12** Parking Access: **Front**
 Parking: **Garage; Triple, Other, RV Parking Avail.**
 Dist. to Public Transit: **6 BLOCKS** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **: NEGOTIABLE**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT C, BLOCK 4, PLAN NWP17204, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Garden, In Suite Laundry, Playground, Storage, Workshop Detached**
 Site Influences: **Golf Course Nearby, Greenbelt, Paved Road, Private Setting, Private Yard, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Pantry, Storage Shed, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 22'0	Above	Bedroom	17'8 x 12'1	Below	Storage	14'10x 8'10
Main	Foyer	7'8 x 23'5	Above	Recreation	20'4 x 15'3	Bsmt	Living Room	29'11x 29'1
Main	Dining Room	20'2 x 16'9	Below	Living Room	17'0 x 17'8	Bsmt	Eating Area	9'9x 8'2
Main	Kitchen	23'7 x 13'11	Below	Kitchen	17'0 x 9'6	Bsmt	Bedroom	9'9x 13'10
Main	Eating Area	25'11 x 22'7	Below	Media Room	19'11 x 24'5	Bsmt	Bedroom	17'10x 13'5
Main	Master Bedroom	25'6 x 26'9	Below	Bedroom	20'0 x 13'5	Bsmt	Flex Room	8'0x 5'1
Main	Bedroom	12'1 x 16'6	Below	Bedroom	12'12 x 13'5	Bsmt	Kitchen	20'2x 10'6
Main	Bedroom	12'1 x 14'1	Below	Gym	25'4 x 13'5	Bsmt	Laundry	7'2x 8'2
Main	Walk-In Closet	13'9 x 20'1	Below	Utility	22'5 x 13'5	Bsmt	Storage	11'3 x 20'9
Main	Laundry	13'9 x 8'5	Below	Storage	7'7 x 9'8			x

Finished Floor (Main): 2,953	# of Rooms: 29	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 848	# of Kitchens: 3	1	Main	4	Yes	Barn:
Finished Floor (Below): 2,915	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 1,684	Suite: Unauthorized Suite	3	Main	2	No	Pool:
Finished Floor (Total): 8,400 sq. ft.	Crawl/Bsmt. Height:	4	Main	5	Yes	Garage Sz: 39.5 X 15
Unfinished Floor: 6,781	Beds in Basement: 2 Beds not in Basement: 6	5	Above	2	No	Grg Dr Ht:
Grand Total: 15,181 sq. ft.	Basement: Full	6	Below	4	No	
		7	Below	2	No	
		8	Bsmt	4	No	

Listing Broker(s): **RE/MAX All Points Realty**

Live & Work at this rare Brookwood Estate Home. The Home itself measures over 6700 sq ft with 8 bedrooms, 8 baths & a basement suite w/ newer gourmet kitchen. Master + 2 extra bedrooms on the main - all with private bathrooms. 12 (YES 12) separate garages to run your ultimate home based business incl 2 RV garages. BONUS: 1684 sq ft, 2 bedroom Carriage Home above the detached garage. Parking for at least 25 cars including large sized vehicles. This property has 3 kitchens-home, suite & carriage home. Fenced dog run & dog wash station, billiards room upstairs. Gazebo, waterfall & pond in backyard. Overlooking greenspace & beautiful tall trees.