



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R2290901**  
Board: F  
House with Acreage

**20838 LOUIE CRESCENT**

Langley  
Walnut Grove  
V1M 4B2

Residential Detached

**\$1,049,999** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **165.00** Original Price: **\$1,199,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1950**  
 Depth / Size: **440(1.38AC)** Bathrooms: **1** Age: **68**  
 Lot Area (sq.ft.): **60,110.00** Full Baths: **1** Zoning: **RU-5**  
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,220.97**  
 Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2018**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **011-066-270**  
 Tour: **Virtual Tour URL**

View: **No** :  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Septic**

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

Reno. Year: \_\_\_\_\_  
 R.I. Plumbing: \_\_\_\_\_  
 R.I. Fireplaces: \_\_\_\_\_

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**  
 Parking: **DetachedGrge/Carport, Open, RV Parking Avail.**

Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No : See Schedule "A"**  
 Floor Finish: \_\_\_\_\_

Legal: **PL NWP4283 LT 2 DL 53 LD 36. EXCEPT PLAN PCL B (N96360E)**

Amenities: **Workshop Detached**

Site Influences: **Marina Nearby, Paved Road, Private Setting, Private Yard, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 17'			x			x
Main	Dining Room	12'8 x 8'			x			x
Main	Kitchen	13' x 8'			x			x
Main	Master Bedroom	15' x 11'			x			x
Main	Bedroom	11' x 8'			x			x
Main	Utility	19' x 8'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): **1,243**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,243 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **1,243 sq. ft.**

# of Rooms: **6**  
 # of Kitchens: **1**  
 # of Levels: **1**  
 Suite: **None**  
 Crawl/Bsmt. Height: \_\_\_\_\_  
 Beds in Basement: **0** Beds not in Basement: **2**  
 Basement: **None**

Bath: \_\_\_\_\_  
 Floor: **Main** # of Pieces: **4** Ensuite?: **No**

Outbuildings  
 Barn: **35 x 30**  
 Workshop/Shed: **30 x 22**  
 Pool: \_\_\_\_\_  
 Garage Sz: \_\_\_\_\_  
 Door Height: \_\_\_\_\_

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

**Court ordered sale! House with acreage next to Grant's Landing Marina across the street from Fraser River, approx 10 mins to the city for all amenities. 1.38 acres. RU-5 zoning. Features a renovated 1230 sq ft rancher with open plan, oak floors, french doors and wood burning stove. 35x30 ft and 30x22 ft heated shops and a large garden shed. Super private, fenced and hedged acre site in Walnut Grove. Great for someone who wants to work from home. Very private and lots of parking. Easy access to the highway and easy access to the Fraser River for your boat access. Call Today!!**