



Presented by:

Matt Thiessen

HomeLife Glenayre Realty Company Ltd.

Phone: 778-549-8606

www.matthiessen.com

matt@kinfolkrealty.com



Active
R2328081
Board: F
House/Single Family

25553 68 AVENUE

Langley
County Line Glen Valley
V4W 1T9

Residential Detached

\$695,000 (LP)

(SP)



Sold Date:	Frontage (feet):	151.10	Original Price: \$695,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1945
Depth / Size:	Bathrooms:	1	Age: 73
Lot Area (sq.ft.): 23,523.00	Full Baths:	1	Zoning: RU-3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,271.38
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-192-121
			Tour:
View:	Yes: Countryside		
Complex / Subdiv:			
Services Connected:	Electricity		

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Other**

Legal: **PL NWP1440 LT 24 LD 36 SEC 14 TWP 11. PARCEL B, (REF PL 9635).**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'6			x			x
Main	Kitchen	13' x 15'5			x			x
Main	Master Bedroom	10'6 x 10'3			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 800	# of Rooms: 4	Bath: 1	Floor: Main	# of Pieces: 3	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	2				Barn:
Finished Floor (Below): 0	# of Levels: 1	3				Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	4				Pool:
Finished Floor (Total): 800 sq. ft.	Crawl/Bsmt. Height: 6'	5				Garage Sz:
	Beds in Basement: 0	6				Door Height:
Unfinished Floor: 0	Beds not in Basement: 2	7				
Grand Total: 800 sq. ft.	Basement: Crawl	8				

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

Desirable Glen Valley living with plenty of opportunity! If you are looking for a peaceful setting, you found it here on this quiet dead end road! This home is either a great fixer upper or you could build your dream home on your dream property. Enjoy the tranquil location while being only minutes from HWY 1. Don't miss out!



Presented by:
Matt Thiessen
 HomeLife Glenayre Realty Company Ltd.
 Phone: 778-549-8606
 www.matthiessen.com
 matt@kinfolkrealty.com



Active **20838 LOUIE CRESCENT** Residential Detached
R2290901 Langley **\$1,049,999 (LP)**
 Board: F Walnut Grove (SP)
 House with Acreage V1M 4B2



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:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

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	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings	
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:	35 x 30
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:	30 x 22
Finished Floor (Basement):	0	Suite:	None		4							Pool:	
Finished Floor (Total):	1,243 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:	
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Door Height:	
Grand Total:	1,243 sq. ft.	Basement:	None										
					6								
					7								
					8								

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!!