



Presented by:
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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:
 Meas. Type: **Feet**
 Depth / Size:
 Lot Area (sq.ft.): **23,523.00**
 Flood Plain: **No**
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **151.10**
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**

Original Price: **\$695,000**
 Approx. Year Built: **1945**
 Age: **73**
 Zoning: **RU-3**
 Gross Taxes: **\$2,271.38**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 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**

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

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:
Unfinished Floor:	0	Beds in Basement:	0	Bed	6							Door Height:
Grand Total:	800 sq. ft.	Basement:	Crawl	Bed	7							
				Bed	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!



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Active **R2329763** **20838 LOUIE CRESCENT** Residential Detached
 Board: F Langley **\$999,800 (LP)**
 House with Acreage Walnut Grove V1M 4B2 (SP)



Sold Date: Frontage (feet): **165.00** Original Price: **\$1,025,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1950**
 Depth / Size: **416** Bathrooms: **1** Age: **69**
 Lot Area (sq.ft.): **60,112.80** Full Baths: **1** Zoning: **RU-5**
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$3,220.97**
 Rear Yard Exp: **South** 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** Total Parking: Covered Parking: **4** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Open**
 Exterior: **Vinyl** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: **9999** Property Disc.: **No**
 Renovations: **Partly** R.I. Plumbing: PAD Rental:
 # of Fireplaces: **1** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: **Wood** Fixtures Rmvd: **No : See Schedule "A"**
 Water Supply: **Well - Shallow** Floor Finish: **Hardwood, Mixed**
 Fuel/Heating: **Electric, Wood**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Amenities: **Workshop Detached**

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

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	6								Door Height:	
Grand Total:	1,243 sq. ft.	Basement:	None	7									
				8									

Listing Broker(s): **Momentum Realty Inc.**

Great buying opportunity, priced below assessed value. At 1.38 acres, and featuring a recently updated 1,243sf. rancher and 2 large, heated shops (35x30 and 30x22), this property has lots of opportunity! The rancher features an open floorplan with 2 bedrooms, 1 bathroom and nice living area with wood stove. Keep the current home and add on to it, or tear it down and build your dream home in a stunning location. Private, fenced and hedged yard, with loads of parking. Located right next to Grant's Marina, and just a short walk to the Trans Canada Trail / Derby Reach, this truly is a serene spot to call home! Do not access the property without an appointment, this is a Court Ordered Sale. Call now, and act fast!