



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
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Active
R2399289

Board: F
House/Single Family

20285 52 AVENUE

Langley
Langley City
V3A 3T5

Residential Detached

\$748,900 (LP)

(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$748,900**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1972**
 Depth / Size: **114** Bathrooms: **2** Age: **47**
 Lot Area (sq.ft.): **7,410.00** Full Baths: **1** Zoning: **RS-1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,358.64**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **007-144-792**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year: **2013**
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Add. Parking Avail., Carport; Single**

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

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **PL NWP35302 LT 146 DL 305 LD 36 GROUP 2.**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'	Below	Utility	8' x 6'			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	11' x 10'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Master Bedroom	13' x 10'			x			x
Below	Recreation	14' x 15'			x			x
Below	Kitchen	10' x 9'			x			x
Below	Bedroom	17' x 13'			x			x
Below	Bedroom	10' x 7'			x			x

Finished Floor (Main):	1,010	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement):	1,000	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,010 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,010 sq. ft.	Basement: Full	6				
		Bed not in Basement: 5	7				
			8				

Listing Broker(s): **Homelife Benchmark Realty (Langley) Corp.**

Homelife Benchmark Realty (Langley) Corp.

Culdesac location, walking distance to rec centre and shopping. Renos 2013 - (new windows/furnace/hotwater/kitchen and bathroom, and some new flooring and paint) Unauthorized accomodation down. Great holding property. Home sold " AS IS/ WHERE IS".



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Active
R2363602
 Board: F
 House with Acreage

637 264 STREET
 Langley
 Otter District
 V4W 2K2

Residential Detached
\$1,245,000 (LP)
 (SP)



Sold Date: Frontage (feet): **114.00** Original Price: **\$1,450,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **9999**
 Depth / Size: **(4AC)** Bathrooms: **2** Age: **999**
 Lot Area (sq.ft.): **174,240.00** Full Baths: **2** Zoning: **RU2**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,151.20**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-245-255**
 Tour: **Virtual Tour URL**

View: **Yes: COUNTRY SIDE - SOUTHWEST**
 Complex / Subdiv:
 Services Connected: **Electricity, 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 - Drilled**
 Fuel/Heating: **Electric, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **12** Covered Parking: **2** Parking Access: **Front, Rear**
 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: **No** :
 Floor Finish:

Legal: **PL NWP7549 LT 2 LD 36 SEC 1 TWP 10**

Amenities: **Barn, Storage**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 15'11			x			x
Main	Kitchen	13'6 x 8'6			x			x
Main	Eating Area	11'2 x 7'			x			x
Main	Laundry	8'6 x 9'4			x			x
Main	Den	9'2 x 10'6			x			x
Main	Other	15' x 9'4			x			x
Main	Master Bedroom	15'5 x 13'3			x			x
Main	Storage	23'7 x 7'			x			x
Main	Mud Room	6' x 8'			x			x
		x			x			x

Finished Floor (Main):	1,250	# of Rooms:	9	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,250 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						Grg Dr Ht:
Grand Total:	1,250 sq. ft.	Basement:	Crawl	6						
				7						
				8						

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

Beautiful 4 acre property with rolling acres and sunny western exposure. The original home is located at the East end of the property along with some large outbuildings that can be used for storage, farming etc. The front of the property is quite elevated above 264 which brings a lot of privacy and muffles any noise from the road. This is an excellent property to build a custom, estate home on. Properly located, the home would provide stunning, private views of farmland and the valley. Plus the fertile land could be used for all sorts of farming uses; also the zoning allows for doggy day care and kennels. This is a court ordered sale and is being sold as is, where is.