

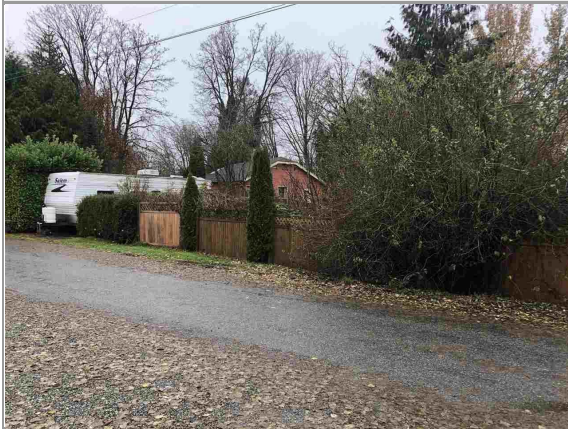


Presented by:  
**Mylyne Santos PREC\***

Stonehaus Realty Corp.  
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<b>Active</b> <b>R2328081</b> Board: F House/Single Family	<b>25553 68 AVENUE</b> Langley County Line Glen Valley V4W 1T9	Residential Detached <b>\$695,000</b> (LP) (SP)
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Sold Date:	Frontage (feet):	<b>151.10</b>	Original Price: <b>\$695,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1945</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>73</b>
Lot Area (sq.ft.): <b>23,523.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RU-3</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,271.38</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-192-121</b>
			Tour:
View:	<b>Yes: Countryside</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity</b>		
Sewer Type:			

Style of Home: <b>Rancher/Bungalow</b>	Total Parking:	Covered Parking:	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Other</b>	Dist. to Public Transit:		Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Property Disc.: <b>No</b>		
Renovations:	PAD Rental:		
# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b>		
Water Supply: <b>Well - Drilled</b>	Floor Finish: <b>Other</b>		
Fuel/Heating: <b>Natural Gas</b>			
Outdoor Area: <b>None</b>			
Type of Roof: <b>Asphalt</b>			

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
<b>Main</b>	<b>Living Room</b>	<b>13' x 15'6</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>13' x 15'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>10'6 x 10'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

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

Board: F  
House with Acreage

**20838 LOUIE CRESCENT**

Langley  
Walnut Grove  
V1M 4B2

Residential Detached

**\$999,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>165.00</b>	Original Price: <b>\$1,025,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1950</b>
Depth / Size: <b>416</b>	Bathrooms:	<b>1</b>	Age: <b>69</b>
Lot Area (sq.ft.): <b>60,112.80</b>	Full Baths:	<b>1</b>	Zoning: <b>RU-5</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,220.97</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-066-270</b>
			Tour: <b>Virtual Tour URL</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Septic**  
Sewer Type:

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

Reno. Year: **9999**  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **4** Parking Access: **Front**  
Parking: **Add. Parking Avail., Open**  
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: **Hardwood, Mixed**

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**

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

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

**Builder / Handyman special. At 1.38 acres, and featuring a 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 is a Court Ordered Sale. FIRM DEAL IN PLACE at \$900,000. Court date set for March 25 at 9:30am @ 800 Smithe Street in Vancouver**