



Presented by:
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 Sutton Group West Coast Realty
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Langley, Willoughby Heights

MLS# F1410619

Residential Detached

19691 68TH AV, V2Y 2W6

Active



List Price:	\$589,000	Previous Price:	
		Original Price:	\$589,000
Complex/Subdiv:	Routley		
Frontage:	50.00 ft	Bedrooms:	6
Depth/Size:	100	Bathrooms:	4
Lot Area SqFt:	4,999	Full Baths:	4
Rear Yard Exp:	N	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	R-CL
View:	N		
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		
PID:	026-069-121	Type:	House/Single Family
Approx Yr Blt:	2005	Age at List Date:	9
Taxes:	\$4,560 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Garage; Double		
Exterior:	Vinyl, Stone				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt	Possession:		Dist to School Bus:	
Renovations:		Reno Year:			
Flooring:	Hardwood, Laminate, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air	Mortgage Info:	\$0		
No. of Fireplaces:	2	Property Disclosure:	N - SOLD AS IS WHERE IS		
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL BCP13429 LT 4 LD 36 SEC 15 TWP 8 PART NE 1/4.
Amenities:	None
Site Influences:	Recreation Nearby, Shopping Nearby, Central Location
Features Incl:	Security System, Smoke Alarm

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	20' X 14'5	Above	Walk-In Closet	9' X 6'			X
Main F.	Family Room	20' X 13'5	Bsmt	Recreation Room	20' X 22'5			X
Main F.	Dining	20' X 10'3	Bsmt	Bedroom	10' X 14'			X
Main F.	Living Room	20' X 20'5	Bsmt	Bedroom	16'5 X 14'			X
Main F.	Laundry	5' X 9'5			X			X
Main F.	Office	10' X 14'3			X			X
Above	Master Bedroom	19' X 14'3			X			X
Above	Bedroom	10' X 12'3			X			X
Above	Bedroom	10' X 16'			X			
Above	Bedroom	10' X 13'3			X			

<u>Floor Area (SqFt):</u>			<u>Bathrooms</u>
Main Floor Area SqFt:	1,350	Total # Rooms:	14
Finished Floor Up SqFt:	1,025	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,250	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,625	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	3,625		7
			8

Listing Broker(s): Macdonald Realty

Court ordered sale. Savvy investors and do-it-yourselfers - don't pass this up! TLC needed to restore this executive home with solid bones and central location. Close to Willowbrook shopping and Langley amenities. Call today to view!



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Langley, Campbell Valley
23771 0 AV, V2Z 2X4

MLS# F1410214

Residential Detached
Active



List Price: \$2,650,000 Previous Price:
 Original Price: \$2,650,000

Complex/Subdiv:

Frontage: 1290.00 ft Bedrooms: 5 PID: 013-253-336
 Depth/Size: 1190 (36.0 Bathrooms: 7 Type: House with Acreage
 Lot Area SqFt: 1,535,000 Full Baths: 6 Approx Yr Blt: 1995
 Rear Yard Exp: N Half Baths: 1 Age at List Date: 19
 Meas Type: Feet If New GST/HST Incl: Taxes: \$5,574 (2013)
 Flood Plain: No Zoning: AGRI
 View: Y - MOUNTAIN VIEW
 Serv. Connected: Natural Gas, Septic

Style of Home:	2 Storey w/Bsmt.	Total Parking:	10	Covered Parking:	6
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple, Garage; Triple, RV Parking Avail.		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:	5 MILES	Dist to School Bus:	3 MILES
Type of Roof:	Tile - Concrete	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Concrete, Mixed, Tile	Seller's Interest:	Court Ordered Sale		
Water Supply:	Well - Drilled	Mortgage Info:	\$0		
Heat/Fuel:	Hot Water, Radiant, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural	Property Disclosure:	N - VENDOR NEVER OCCUPIED		
Outdoor Area:	Balcony(s), Patio(s), Sundeck(s)	Out Buildings:	/Garage Sz: 50'X25'/Door Ht: 12'/Workshop Sz: 50'X125'		
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: LD 36 SEC 4 TWP 10 PART SW 1/4 OF SE 1/4, EXCEPT PLAN EAST 33'.
 Amenities: Garden, Guest Suite
 Site Influences: Greenbelt, Paved Road, Private Setting, Private Yard, Treed
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 32'	Above	Bedroom	18' X 16'			X
Main F.	Dining	21' X 16'	Above	Bedroom	18' X 17'			X
Main F.	Office	17' X 16'5	Above	Bedroom	18' X 17'			X
Main F.	Nook	14' X 17'	Above	Bedroom	18' X 15'			X
Main F.	Utility	12' X 17'	Below	Media Room	17' X 15'			X
Main F.	Entrance Hall	26' X 18'	Below	Recreation Room	25' X 18'			X
Main F.	Family Room	18' X 33'	Below	Games Room	19' X 27'			X
Main F.	Kitchen	17' X 17'						X
Main F.	Wok Kitchen	12' X 17'						X
Above	Master Bedroom	18' X 18'						X

Floor Area (SqFt):		Total # Rooms:	17	Bathrooms	
Main Floor Area SqFt:	4,500	# Kitchens:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	5,200	Finished Levels:	3	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	1,650	Crawl/Bsmt Height:		3	5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	Part, Fully Finished	4	3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	11,350	Suite:	Legal Suite	5	3 Piece; Ensuite: Y; Level: Above
				6	3 Piece; Ensuite: Y; Level: Above
Unfinished Floor:	0			7	3 Piece; Ensuite: Y; Level: Above
Grand Total Floor Area:	11,350			8	

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Amazing opportunity beautiful private 36+ acre retreat in South Langley. Custom built home over 11,000 sq.ft. of Grandeur. Bring your business ideas 20,000 sq.ft. green house and 7,000 sq.ft. warehouse with office/complex. Few acreages of this size ever available plus all the improvements. Long winding driveway to this private estate gorgeous foyer, 5 bdrm home with 4 bdrms having their own bathrooms. Large family room/kitchen and media room plus caretakers/nanny suite, room for everyone plus garage for 5 cars plus car port. By appointment only excellent opportunity for this 36 acre estate.



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Langley, Murrayville

MLS# F1408610

Residential Detached

21609 50B AV, V3A 8B9

Active



List Price:	\$500,000	Previous Price:	
		Original Price:	\$500,000
Complex/Subdiv: Murrayville			
Frontage:	72.00 ft	Bedrooms:	5
Depth/Size:	96.00	Bathrooms:	3
Lot Area SqFt:	6,911	Full Baths:	3
Rear Yard Exp:	N	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	R-1D
View:	Y - Golden Ears and North Shore Mountains		
Serv. Connected:	Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer		
PID:	014-563-118	Type:	House/Single Family
Approx Yr Blt:	1991	Age at List Date:	23
Taxes:	\$4,048 (2013)		

Style of Home:	Basement Entry	Total Parking:	6	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., RV Parking Avail., Garage; Double		
Exterior:	Vinyl, Brick				
Rainscreen:		R/I Plumbing:	2	Dist to School Bus:	1
Type of Roof:	Asphalt	Possession:			
Renovations:	Partly	Renovation Year:	2009	Title to Land:	Freehold NonStrata
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0 / Treat as Clear Title		
Heat/Fuel:	Wood, Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - court ordered sale
Fireplace Fuel:	Wood			Out Buildings:	/Garage Sz: 21 x 21/Door Ht: 7
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N - "As Is Where Is" As per Schedule "A"				
Fixt Removed:	N - "As Is Where Is" As per Schedule "A"				

Legal:	PL 82122 LT 1 LD 36 SEC 6 TWP 11 EXCEPT PLAN LMP22 849(RD).
Amenities:	Shared Laundry, Storage, Wheelchair Access, Workshop Attached
Site Influences:	Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Central Location
Features Incl:	Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'	Bsmt	Bedroom	12' X 11'			X
Main F.	Dining	12' X 9'	Bsmt	Bedroom	12' X 11'			X
Main F.	Kitchen	16' X 10'	Main F.	Entrance Hall	11' X 12'			X
Main F.	Master Bedroom	14' X 11'			X			X
Main F.	Bedroom	11' X 9'			X			X
Main F.	Bedroom	11' X 9'			X			X
Bsmt	Entrance Hall	8' X 6'			X			X
Bsmt	Living Room	20' X 13'			X			X
Bsmt	Dining	12' X 9'			X			
Bsmt	Kitchen	11' X 9'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,300	Total # Rooms:	13
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	900	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,200	Basement Area:	Full, Fully Finished, Separate Entry
Unfinished Floor:	0	Suite:	Legal Suite
Grand Total Floor Area:	2,200		

Listing Broker(s): Lighthouse Realty Ltd.

Imagine a light & bright, 5 bed, 3 full bath bsmt entry home with a 2 bdrm LEGAL suite with separate entry perfect for your older kids, in-laws or home business. Picture that in a popular, central location on a big corner lot within walking distance of private & public schools, shops, parks & recreation. Add to that a newer roof with skylight + a recently installed furnace + hot water tank + laminate floors. Add nice touches like crown molding + spacious tiled entry + 11 foot cedar privacy hedge + fully fenced, safe back yard. Finally have plenty of space for all your stuff & activities + 2 car garage + a wide driveway that accommodates 3 vehicles side by side off the street. It all ADDS UP to a great value & a great investment!