

Active
R2420247
 Board: F, Detached
 House with Acreage

637 264 STREET

Langley
 Otter District
 V4W 2K2

\$1,200,000 (LP)

(SP)



Days on Market: **56** List Date: **11/14/2019** Expiry Date: **2/14/2020**
 Previous Price: **\$0** Original Price: **\$1,200,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **114.00** Approx. Year Built: **9999**
 Depth / Size: Frontage (metres): **34.75** Age: **999**
 Lot Area (sq.ft.): **174,240.00** Bedrooms: **1** Zoning: **RU2**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$3,929.03**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: **West** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-245-255**
 View: **Yes: Country Side South West** Tour:
 Complex / Subdiv:
 Services Connected: **None, 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 - Shallow**
 Fuel/Heating: **Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

CSA/BCE:
 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:
 Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No : Court Ordered Sale**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Registered:
 Floor Finish: **Mixed**

Legal: **LOT 2, PLAN NWP7549, SECTION 1, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

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

Finished Floor (Main):	1,050	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn: 48' x 20'
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed: 56' x
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,050 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Door Ht:
Grand Total:	1,050 sq. ft.	Basement: None	6				
		Beds not in Basement: 1	7				
			8				

List Broker 1: **Sutton Group-West Coast Realty - Office: 604-415-9800** List Broker 2:
 List Desig Agt 1: **Herb Johnstone PREC* - Phone: 604-415-9800** **herbj@telus.net** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **Herb Johnstone**
 Sell Broker 1: Phone: **604-415-9800**
 Sell Sales Rep 1: **2:** **3:**
 Owner: ****Privacy Protected** VANCITY SAVINGS CREDIT UNION**
 Commission: **3.25% ON THE FIRST \$100,000 1.1625% ON THE BALANCE**
 Occupancy: **Vacant**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. Schedule "A" to accompany all CPS. All offers are "Subject to court approval" and sold in as is where is condition. If you need a sample contract or have questions let me know. Call first before walking the property.**

4 ACRE PROPERTY View this beautiful and quiet property with sunny western farmland and valley views. This location is elevated above 264th that gives the property privacy, views and quietness. The property has the original cozy rancher house and two LARGE outbuildings that are (24'x56') and (20'x 48'). Build your dream home, hobby farm, or home business here. Easy to view.

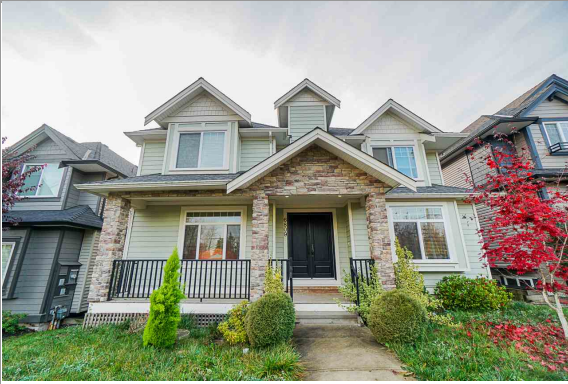
Active
R2419772
 Board: F, Detached
 House/Single Family

6809 206 STREET

Langley
 Willoughby Heights
 V2Y 1R2

\$1,299,000 (LP)

(SP)



Days on Market: **56** List Date: **11/14/2019** Expiry Date: **2/29/2020**
 Previous Price: **\$0** Original Price: **\$1,299,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **47.00** Approx. Year Built: **2013**
 Depth / Size: Frontage (metres): **14.33** Age: **6**
 Lot Area (sq.ft.): **4,349.00** Bedrooms: **6** Zoning: **R-CL**
 Flood Plain: Bathrooms: **6** Gross Taxes: **\$6,139.08**
 Council Apprv?: Full Baths: **4** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **2** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **028-914-406**
 View: **No** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale, Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Registered:
 Floor Finish:

Legal: **PL BCP51300 LT 4 LD 36 SEC 14 TWP 8** Municipal Charges
 Amenities: **In Suite Laundry** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	15'10 x 18'	Above	Bedroom	13'2 x 12'4			x
Main	Office	13'10 x 9'	Above	Bedroom	13'5 x 13'			x
Main	Dining Room	13' x 13'	Below	Living Room	16' x 12'			x
Main	Kitchen	13' x 16'	Below	Kitchen	8'3 x 14'8			x
Main	Pantry	2'4 x 7'4	Below	Bedroom	12'4 x 12'			x
Main	Laundry	8' x 7'4	Below	Bedroom	12'4 x 10'4			x
Above	Master Bedroom	16'11 x 14'	Below	Other	9'6 x 9'11			x
Above	Dressing Room	9'6 x 9'6	Below	Media Room	14'9 x 12'4			x
Above	Walk-In Closet	5' x 8'						x
Above	Bedroom	13'2 x 12'						x

Finished Floor (Main):	1,548	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,666	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,548	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Legal Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,762 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 6	5	Below	2	No	Grg Door Ht:
Grand Total:	4,762 sq. ft.	Basement: Fully Finished, Separate Entry	6	Below	4	No	
			7				
			8				

List Broker 1: **RE/MAX Lifestyles Realty (Langley) - Office: 604-513-2300** List Broker 2:
 List Desig Agt 1: **Daniel Friesen - PREC - Phone: 604-513-2300** danfriesen@shaw.ca
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: Call: **TOUCHBASE**
 Sell Sales Rep 1: 2: 3: Phone: **604-970-9697**
 Owner: **Jim Ah Lee**
 Commission: **3.22% 1ST \$100,000.00 / 1.15% BALANCE**
 Occupancy: **Owner**

Realtor Remarks: **Please allow 24 hours notice for all showings. Court ordered sale. Schedule A must accompany all offers. All measurements are approximate and should be verified by the buyer if important.**

BEAUTIFUL and Spacious 6 bedroom home with well thought out design and open concept living functionality. Main floor boasts huge great room the flows into living area and large kitchen with oversized island with plenty of storage and its own pantry. Main floor also includes private office and 2 piece powder room. Upstairs you'll find 4 bedrooms including two master bedrooms each with a private ensuite. Basement includes large media room for entertainment plus extra room that could be a spare bedroom as well as a two bedroom legal suite with separate entry! back yard includes large covered deck and fully fenced back yard. Side by side garage lane access plus plenty of parking on on front pad. Don't miss out on this one! Call Today!

Active
R2403878
 Board: F, Detached
 House/Single Family

20260 28 AVENUE

Langley
 Brookwood Langley
 V2Z 2B9

\$2,200,000 (LP)

(SP)



Days on Market: **121** List Date: **9/10/2019** Expiry Date: **3/31/2020**
 Previous Price: **\$2,400,000** Original Price: **\$2,400,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **145.00** Approx. Year Built: **1998**
 Depth / Size: **313** Frontage (metres): **44.20** Age: **22**
 Lot Area (sq.ft.): **45,385.00** Bedrooms: **8** Zoning: **SR-2**
 Flood Plain: Bathrooms: **9** Gross Taxes: **\$10,757.74**
 Council Apprv?: Full Baths: **4** For Tax Year: **2019**
 Rear Yard Exp: **South** Half Baths: **5** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-283-607**
 View: **Yes: GREENBELT** Tour:
 Complex / Subdiv: **BROOKSWOOD**
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year: **2005**
 Renovations: **Partly** R.I. Plumbing:
 # of Fireplaces: **5** R.I. Fireplaces: **0**
 Fireplace Fuel: **Natural Gas** Metered Water:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Other**

Total Parking: **25** Covered Parking: **12** Parking Access: **Front**
 Parking: **Garage; Triple, Other, RV Parking Avail.**
 Dist. to Public Transit: **6 BLOCKS** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale, Registered Owner**
 Property Disc.: **Yes: AUG 28 2019**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **: NEGOTIABLE**
 Registered:
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT C, BLOCK 4, PLAN NWP17204, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: **Garden, In Suite Laundry, Playground, Storage, Workshop Detached** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences: **Golf Course Nearby, Greenbelt, Paved Road, Private Setting, Private Yard, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Pantry, Storage Shed, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11 x 22'0	Above	Bedroom	17'8 x 12'1	Below	Storage	14'10x 8'10
Main	Foyer	7'8 x 23'5	Above	Recreation	20'4 x 15'3	Bsmt	Living Room	29'11x 29'1
Main	Dining Room	20'2 x 16'9	Below	Living Room	17'0 x 17'8	Bsmt	Eating Area	9'9x 8'2
Main	Kitchen	23'7 x 13'11	Below	Kitchen	17'0 x 9'6	Bsmt	Bedroom	9'9x 13'10
Main	Eating Area	25'11 x 22'7	Below	Media Room	19'11 x 24'5	Bsmt	Bedroom	17'10x 13'5
Main	Master Bedroom	25'6 x 26'9	Below	Bedroom	20'0 x 13'5	Bsmt	Flex Room	8'0x 5'1
Main	Bedroom	12'1 x 16'6	Below	Bedroom	12'12 x 13'5	Bsmt	Kitchen	20'2x 10'6
Main	Bedroom	12'1 x 14'1	Below	Gym	25'4 x 13'5	Bsmt	Laundry	7'2x 8'2
Main	Walk-In Closet	13'9 x 20'1	Below	Utility	22'5 x 13'5	BST	STORE	11'3x 20'9
Main	Laundry	13'9 x 8'5	Below	Storage	7'7 x 9'8			x

Finished Floor (Main):	2,953	# of Rooms:	29	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	848	# of Kitchens:	3	1	Main	4	Yes	Barn:
Finished Floor (Below):	2,915	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	1,684	Suite:	Unauthorized Suite	3	Main	2	No	Pool:
Finished Floor (Total):	8,400 sq. ft.	Crawl/Bsmt. Height:		4	Main	5	Yes	Garage Sz: 39.5 X 15
Unfinished Floor:	6,781	Beds in Basement: 2	Beds not in Basement: 6	5	Above	2	No	Grg Door Ht:
Grand Total:	15,181 sq. ft.	Basement: Full		6	Below	4	No	
				7	Below	2	No	
				8	Bsmt	4	No	

List Broker 1: **RE/MAX All Points Realty - Office: 604-936-0422** List Broker 2:
 List Desig Agt 1: **Tara Caldwell PREC* - Phone: 604-328-8127** taracaldwell@remax.net
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: Call: **TARA CALDWELL**
 Sell Sales Rep 1: 2: Phone: **604-328-8127**
 Owner: ****Privacy Protected** WILLIAM RAY SOON & RICHARD CAREY SOON**
 Commission: **3.25% ON THE FIRST \$100,000 & 1.1625% ON THE BALANCE BASED UPON 1ST PHYSICAL INTRO, OTHERWISE \$500.00 AS PER SCHEDULE A.** Occupancy: **Owner, Tenant**

Realtor Remarks: **PRIVACY-DO NOT SOLICIT. Not easy to show, leave lots of time. Finished floor area Bsmt = Carriage House. Unfinished floor area=garages, patios/decks. As Is, Where Is. Seller Never Lived In. No open houses. Property contains accommodation which are not authorized. AO in place SR JAN 13**

Live & Work at this rare Brookwood Estate Home. The Home itself measures over 6700 sq ft with 8 bedrooms, 8 baths & a basement suite w/ newer gourmet kitchen. Master + 2 extra bedrooms on the main - all with private bathrooms. 12 (YES 12) separate garages to run your ultimate home based business incl 2 RV garages. BONUS: 1684 sq ft, 2 bedroom Carriage Home above the detached garage. Parking for at least 25 cars including large sized vehicles. This property has 3 kitchens-home, suite & carriage home. Fenced dog run & dog wash station, billiards room upstairs. Gazebo, waterfall & pond in backyard. Overlooking greenspace & beautiful tall trees.