



Presented by:

**Matt Thiessen**

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KINFOLK

REAL ESTATE GROUP

**Active**  
**R2498978**Board: F  
House/Single Family**2839 WOODLAND DRIVE**Langley  
Willoughby Heights  
V2Y 1E6

Residential Detached

**\$760,000** (LP)

(SP)



Sold Date: Frontage (feet): **40.00** Original Price: **\$760,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1982**  
 Depth / Size: Bathrooms: **1** Age: **38**  
 Lot Area (sq.ft.): **4,000.00** Full Baths: **1** Zoning: **SFD**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,033.52**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **002-830-400**  
 Tour: [Virtual Tour URL](#)

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access:  
 Parking: **Other**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Legal: **LOT 454 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 61663**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 11'2			x			x
Main	Dining Room	14'1 x 10'11			x			x
Main	Kitchen	15'7 x 9'11			x			x
		x			x			x
Main	Master Bedroom	13'0 x 10'0			x			x
Main	Bedroom	8'9 x 8'1			x			x
Main	Bedroom	11'7 x 8'11			x			x
Bsmt	Foyer	6'5 x 3'9			x			x
Bsmt	Other	19'1 x 30'0			x			x
		x			x			x

Finished Floor (Main):	<b>1,136</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>5</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2			<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>671</b>	Suite: <b>None</b>	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,807 sq. ft.</b>	Crawl/Bsmt. Height:	4			<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5			<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Part</b>	6			<b>No</b>	
Grand Total:	<b>1,807 sq. ft.</b>	Beds not in Basement: <b>3</b>	7			<b>No</b>	
			8			<b>No</b>	

Listing Broker(s): [Momentum Realty Inc.](#)

**Great opportunity to purchase this 2 storey home in Willoughby. The main floor has been nicely updated with new flooring, paint, lighting, moulding and more! The main bathroom has been fully renovated and is perfect for the growing family. The updated Kitchen opens out on to your new back deck and private, fenced yard. The lower floor is unfinished and is a blank slate for someone who wants to add extra bedrooms plus a recreation area for your family, or; there is potential to suite it to create a great investment home. This home is close to all the amenities, Walmart, Superstore, Willowbrook Mall, Transit, Schools, Parks and more! Showings via Private Appointments, This is a Court Ordered Sale.**



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KINFOLK

REAL ESTATE

**Active**  
**R2482917**

Board: F

House with Acreage

**262 198 STREET**Langley  
Campbell Valley  
V2Z 0A5

Residential Detached

**\$2,250,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>96.05</b>	Original Price: <b>\$2,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>2012</b>
Depth / Size: <b>235.4</b>	Bathrooms:	<b>7</b>	Age: <b>8</b>
Lot Area (sq.ft.): <b>22,716.00</b>	Full Baths:	<b>6</b>	Zoning: <b>CRE-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$10,740.79</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>026-729-687</b>
			Tour: <a href="#">Virtual Tour URL</a>
View:	<b>No :</b>		
Complex / Subdiv:	<b>HIGH POINT</b>		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>		

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**

Metered Water:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple**

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: **LOT 87, PLAN BCP24645, SECTION 3, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry, Sauna/Steam Room**Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'7 x 24'5	Above	Bedroom	11'9 x 14'3	Bsmt	Recreation Ro...	11'6x 10'5
Main	Living Room	27'10 x 18'	Above	Bedroom	11'6 x 15'3	Bsmt	Games Room	19'x 11'
Main	Dining Room	12'11 x 18'	Above	Recreation Ro...	16' x 29'4	Bsmt	Kitchen	14'6x 21'2
Main	Laundry	13' x 9'5	Bsmt	Media Room	14'11 x 18'4	Bsmt	Bedroom	13'10x 13'5
Main	Foyer	15'11 x 11'2	Bsmt	Recreation Ro...	25'7 x 18'4	Bsmt	Den	11'11x 15'3
Main	Office	12' x 15'	Bsmt	Storage	7'4 x 8'10			x
Main	Master Bedroom	14' x 15'7	Bsmt	Sauna	7'7 x 8'10			x
Main	Bedroom	11'5 x 16'9	Bsmt	Bar Room	12'1 x 6'1			x
Main	Wok Kitchen	6' x 9'	Bsmt	Wine Room	12' x 5'			x
Above	Bedroom	12'9 x 14'3	Bsmt	Living Room	11'6 x 10'5			x

Finished Floor (Main):	<b>2,779</b>	# of Rooms: <b>25</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,605</b>	# of Kitchens: <b>3</b>	1	Main	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>2,661</b>	# of Levels: <b>3</b>	2	Main	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Legal Suite</b>	3	Above	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>7,045 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>1</b>	5	Above	<b>3</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6	Bsmt	<b>3</b>	<b>No</b>	
Grand Total:	<b>7,045 sq. ft.</b>		7	Bsmt	<b>3</b>	<b>No</b>	
			8				

Listing Broker(s): [Park Georgia Realty Ltd.](#)

**Court Order Sale, Luxury home in High point Estates. Home features 7 baths , 7 bedrooms , Gym, theater , Wine Cellar, Wet Bar, large kitchen with centre island, wok kitchen, elevator, engineered hardwood floors and hot tub. Patio area features Barbeque area with sink, fridge and fireplace. Plus one bedroom and den suite. Beautiful home and its great value. Call today for private showing OPEN HOUSE SUNDAY November 1 FROM 2 TO 4**



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KINFOLK

REAL ESTATE

**Active**  
**R2506582**Board: F  
House with Acreage**25850 26TH AVENUE**Langley  
Otter District  
V4W 2V9

Residential Detached

**\$2,900,000** (LP)

(SP)

Sold Date: Frontage (feet): **314.50** Original Price: **\$2,900,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2018**  
 Depth / Size: **634.5** Bathrooms: **7** Age: **2**  
 Lot Area (sq.ft.): **199,504.80** Full Baths: **6** Zoning: **RU-3**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,442.14**  
 Rear Yard Exp: **South** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **006-460-143**  
 Tour:

View: **Yes: Greenspace and Creek**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic**  
 Sewer Type: **Septic**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Mixed, Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations: Reno. Year:  
 # of Fireplaces: **3** R.I. Plumbing:  
 Fireplace Fuel: **Electric, Natural Gas** R.I. Fireplaces:  
 Water Supply: **Well - Drilled** Metered Water:  
 Fuel/Heating: **Heat Pump, Radiant**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: **4** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Single, Garage; Triple**

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

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

Legal: **LOT 13, PLAN NWP42349, SECTION 24, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**Site Influences: **Paved Road, Private Setting, Private Yard, Shopping Nearby, Treed**Features: **Air Conditioning, Pantry, Security System, Smoke Alarm, Vacuum - Built In, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12'3 x 17'9	Main	Walk-In Closet	5' x 10'10			x
Main	Living Room	12'4 x 17'9	Main	Laundry	9'10 x 12'4			x
Main	Kitchen	19' x 19'	Above	Bedroom	16'9 x 12'9			x
Main	Wok Kitchen	14'4 x 7'	Above	Walk-In Closet	10'5 x 6'2			x
Main	Pantry	5' x 9'4	Above	Master Bedroom	15'7 x 19'			x
Main	Eating Area	16'10 x 20'	Above	Walk-In Closet	14'9 x 6'			x
Main	Great Room	19'7 x 23'5	Above	Bedroom	14'6 x 15'5			x
Main	Bedroom	14'6 x 15'5	Above	Walk-In Closet	7' x 7'8			x
Main	Walk-In Closet	6' x 7'	Above	Bedroom	13'10 x 16'8			x
Main	Foyer	9'7 x 16'	Above	Walk-In Closet	6'1 x 11'10			x

Finished Floor (Main):	<b>3,255</b>	# of Rooms: <b>20</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,680</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Main	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>5,935 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5	Above	<b>3</b>	<b>Yes</b>	Grg Dr Ht:
Grand Total:	<b>5,935 sq. ft.</b>	Basement: <b>None</b>	6	Above	<b>3</b>	<b>Yes</b>	
		Beds not in Basement: <b>5</b>	7	Above	<b>5</b>	<b>Yes</b>	
			8				

Listing Broker(s): **RE/MAX Real Estate Services**

**Nestled in a very private serene setting, this elegant and meticulously crafted estate home awaits you. The superior craftsmanship is overwhelming in this 5 bedroom, 7 bathroom, 5900 sqft home on 4.58 acres. All bedrooms feature a decadent ensuite and a walk-in closet. A chef's dream kitchen awaits. Covered 1,100 s.f. patio, crafted with exotic Red Balau hardwood species, provides the perfect place to entertain friends and family. A four-car garage, with an EV charger, offers ample room for your dream cars. This stunning estate truly is your own private oasis!**