



Presented by:
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Langley, Langley City
5473 200TH ST, V3A 1M4

MLS# F1402892

Residential Detached
Active



List Price: \$299,900 Previous Price: \$319,900
 Original Price: \$319,900

Complex/Subdiv:

Frontage: 60.00 ft Bedrooms: 2 PID: 000-570-621
 Depth/Size: 130 Bathrooms: 1 Type: House/Single Family
 Lot Area SqFt: 7,800 Full Baths: 1 Approx Yr Blt: 9999
 Rear Yard Exp: W Half Baths: 0 Age at List Date: 999
 Meas Type: Feet If New GST/HST Incl: Taxes: \$6,144 (2013)
 Flood Plain: Zoning: SFD

View:
 Serv. Connected: Electricity, Water

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	4	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front, Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Open		
Exterior:	Other				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1
Type of Roof:	Other			Dist to School Bus:	1
Renovations:		Reno Year:		Possession:	
Flooring:				Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL NWP9434 LT 10 LD 36 SEC 3 TWP 8
 Amenities:
 Site Influences: Central Location, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'5" X 12'			X			X
Main F.	Kitchen	14' X 11'			X			X
Main F.	Master Bedroom	12'8" X 10'			X			X
Main F.	Bedroom	10'8" X 9'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	615	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	200	4
Total Finished Floor SqFt:	815	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	815	8

Total # Rooms: 4
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: Partly Finished
 Suite: None

Listing Broker(s): Royal LePage - Wolstencroft

Investment opportunity. Area is being developed with new condo buildings. House of little value. Land has lane access as well as fronting on 200th St. Great opportunity for investment to hold onto for future development. Area slated for 80 UPA



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Langley, Aldergrove Langley

MLS# F1405410

Residential Detached

26596 28B AV, V4W 3B2

Active

No Photo Available

List Price: \$369,000 Previous Price: \$379,000
 Original Price: \$379,000

Complex/Subdiv:

Frontage: 50.00 ft Bedrooms: 4 PID: 002-386-763
 Depth/Size: 107 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: Full Baths: 3 Approx Yr Blt: 1982
 Rear Yard Exp: Half Baths: 0 Age at List Date: 32
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,009 (2013)
 Flood Plain: Zoning: R-1B
 View: N
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	Basement Entry	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:	Partly	Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT CONDUCT OF SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:					
Fixt Removed:					

Legal: PL NWP61620 LT 430 LD 36 SEC 19 TWP 13
 Amenities:
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'7" X 15'7"	Below	Laundry	6' X 6'			X
Main F.	Dining	11'10" X 8'						X
Main F.	Kitchen	11'9" X 11'7"						X
Main F.	Family Room	14' X 12'						X
Main F.	Master Bedroom	12' X 11'						X
Main F.	Bedroom	10'6" X 10'						X
Main F.	Bedroom	9'7" X 9'4"						X
Below	Living Room	14'10" X 13'6"						X
Below	Bedroom	11'5" X 10'4"						
Below	Kitchen	10' X 9'						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,340	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	760	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,100	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,100	8

Total # Rooms: 11
 # Kitchens: 2
 Finished Levels: 2
 Crawl/Bsmt Height: Part
 Basement Area:
 Suite: Unauthorized Suite

Listing Broker(s): Prudential United Realty

Well located and very affordable, Easy access to local schools. This home has seen numerous interior updates. Large covered rear deck, Unauthorized lower level accommodation. Large oversized single car garage with workshop space. Please allow 24 hours notice to view.



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Langley, Aldergrove Langley

MLS# F1402069

Residential Detached

26747 FRASER HY, V4W 3L1

Active



List Price: \$375,000 Previous Price:
 Original Price: \$375,000

Complex/Subdiv:

Frontage: 101.00 ft Bedrooms: 2 PID: 007-523-092
 Depth/Size: 190 Bathrooms: 1 Type: House/Single Family
 Lot Area SqFt: 19,190 Full Baths: 1 Approx Yr Blt: 9999
 Rear Yard Exp: N Half Baths: 0 Age at List Date: 999
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,575 (2013)
 Flood Plain: No Zoning: R2
 View: N
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - Seller never lived in
Fireplace Fuel:		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP11149 LT 12 LD 36 SEC 19 TWP 13
 Amenities: Workshop Detached
 Site Influences: Central Location, Lane Access, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 16'			X			X
Main F.	Living Room	13' X 16'			X			X
Main F.	Bedroom	12' X 12'			X			X
Main F.	Master Bedroom	12' X 16'			X			X
Main F.	Storage	6' X 8'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 960	Total # Rooms: 5	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 960	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 960		8

Listing Broker(s): RE/MAX Little Oak Realty

RARE almost 1/2 Acre Prime Building lot FOR SALE in the heart of downtown Aldergrove. Located minutes from border crossing, easy access to Highway 1 and short distance to shopping at New Highstreet Mall. Excellent opportunity for your family to build their dream home and have enough room for the in-laws, workshop or RV parking. Zoned for duplex as well. Property surrounded by mature trees, fully serviced and has lots of privacy. Size of land is 101ft x 190 ft. All levels of schools located nearby. Opportunity awaits. *PLEASE NOTE* Land Value Only** Currently there is an old house on property damaged by fire in Summer 2013) Best access off lane or 268th.



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Langley, Langley City
20010 48TH AV, V3A 6P3

MLS# F1400729

Residential Detached
Active



List Price: \$401,000 Previous Price: \$415,500
 Original Price: \$432,000

Complex/Subdiv:

Frontage: 101.00 ft Bedrooms: 5 PID: 002-183-862
 Depth/Size: Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 7,232 Full Baths: 2 Approx Yr Blt: 1980
 Rear Yard Exp: Half Baths: 0 Age at List Date: 34
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,342 (2013)
 Flood Plain: Zoning: RES
 View: N
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Basement Entry	Total Parking: 3	Covered Parking:
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Aluminum, Stone		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE FORECLOSURE
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP53800 LT 461 LD 36 SEC 35 TWP 7
 Amenities:
 Site Influences: Central Location, Private Yard
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'	Below	Bedroom	12' X 9'			X
Main F.	Dining	11' X 9'	Below	Laundry	6' X 5'			X
Main F.	Kitchen	12' X 10'	Below	Den	8' X 10'			X
Main F.	Master Bedroom	13' X 10'			X			X
Main F.	Bedroom	10' X 9'			X			X
Main F.	Bedroom	14' X 10'			X			X
Main F.	Games Room	13' X 14'			X			X
Below	Living Room	24' X 11'			X			X
Below	Kitchen	11' X 10'			X			
Below	Master Bedroom	24' X 11'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,350	Total # Rooms: 13	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 1,350	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,700	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,700		8

Listing Broker(s): Royal LePage West R.E.S.

Space for everything and everyone in this 2700 square foot home. 3 bedrooms upstairs with a bonus huge games room. Downstairs has a separate to suite with laundry. Private backyard, and loads of parking.



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Langley, Brookwood Langley

MLS# F1314803

Residential Detached

4570 MAYSFIELD CR, V3A 4M1

Active



List Price:	\$540,000	Previous Price:	\$649,900	
		Original Price:	\$980,000	
Complex/Subdiv:				
Frontage:	Bedrooms:	4	PID:	017-567-998
Depth/Size:	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	Full Baths:	3	Approx Yr Blt:	1993
Rear Yard Exp:	Half Baths:	1	Age at List Date:	20
Meas Type:	Feet	If New GST/HST Incl:	Taxes:	\$5,862 (2012)
Flood Plain:	No	Zoning:	SFD	
View:	N			
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	10	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stucco				
Rainscreen:	No	R/I Plumbing:	No	Dist to Public Trans:	
Type of Roof:	Tile - Concrete	Possession:		Dist to School Bus:	
Renovations:		Reno Year:			
Flooring:	Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Radiant, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL LMP2365 LT 5 LD 36 SEC 36 TWP 7
Amenities:	Pool; Outdoor
Site Influences:	Central Location, Cul-de-Sac, Golf Course Nearby, Greenbelt, Shopping Nearby
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Family Room	20' X 15'7	Above	Games Room	14'7 X 12'6			X
Main F.	Kitchen	13'6 X 12'	Bsmt	Bedroom	15'1 X 14'1			X
Main F.	Eating Area	11'8 X 7'7	Bsmt	Recreation Room	20'9 X 13'4			X
Main F.	Dining	12'9 X 9'11	Bsmt	Media Room	22'8 X 11'8			X
Main F.	Living Room	15' X 12'5						X
Main F.	Den	12'1 X 9'5						X
Main F.	Laundry	5'8 X 4'11						X
Above	Master Bedroom	15'8 X 13'6						X
Above	Bedroom	11'2 X 11'2						X
Above	Bedroom	11'2 X 9'3						X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,350	Total # Rooms:	14
Finished Floor Up SqFt:	1,302	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,334	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,986	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	3,986		

Listing Broker(s): RE/MAX Little Oak Realty

Court Ordered Sale. Property is being Sold for LAND VALUE only. Lot is sliding and needs retaining wall and home has sunk about 5 inches.



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Langley, Salmon River
24780 40TH AV, V2Z 2L9

MLS# F1400484

Residential Detached
Active



List Price: \$639,900 Previous Price: \$669,900
 Original Price: \$749,900

Complex/Subdiv: OTTER

Frontage: 328.00 ft Bedrooms: 4 PID: 005-233-852
 Depth/Size: 197 (1.5AC) Bathrooms: 2 Type: House with Acreage
 Lot Area SqFt: 64,616 Full Baths: 2 Approx Yr Blt: 1971
 Rear Yard Exp: S Half Baths: 0 Age at List Date: 43
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,471 (2013)
 Flood Plain: No Zoning: RU1

View: N
 Serv. Connected: Electricity, Natural Gas, Septic

Style of Home: 3 Level Split	Total Parking:	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2 Dist to School Bus: 2
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Mixed	Seller's Interest:	Court Ordered Sale
Water Supply: Community	Mortgage Info:	\$0
Heat/Fuel: Radiant		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDER AS IS WHERE IS
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 11X20
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: Y - AS IS WHERE IS		

Legal: PL NWP40374 LT 48 LD 36 SEC 27 TWP 10
 Amenities: None
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 15'			X			X
Main F.	Kitchen	10' X 8'			X			X
Main F.	Eating Area	10' X 9'			X			X
Main F.	Laundry	10' X 9'			X			X
Above	Master Bedroom	14' X 13'6			X			X
Above	Bedroom	12'6 X 12'6			X			X
Above	Bedroom	12'6 X 11'6			X			X
Below	Recreation Room	28' X 13'			X			X
Below	Bedroom	13' X 13'			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 840	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 784	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 784	Finished Levels: 3	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: / 8'	4
Total Finished Floor SqFt: 2,408	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,408		8

Listing Broker(s): Royal LePage - Wolstencroft

RU1 zoning in desirable Otter District 1.5 acres with spacious 2400 sq.ft. 3 level split. 3 bedrooms up and 1 on the bottom level. Solid home, needs TLC. Lots of parking and property has a pad for modular home. Court ordered sale.



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Langley, Walnut Grove

MLS# F1402331

Residential Detached

8457 215A ST, V1M 2K8

Active



List Price:	\$669,000	Previous Price:	
		Original Price:	\$669,000
Complex/Subdiv: Forest Hills			
Frontage:	52.00 ft	Bedrooms:	4
Depth/Size:	114	Bathrooms:	4
Lot Area SqFt:	5,954	Full Baths:	3
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	R-1 C
View:			
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
PID:	017-854-547	Type:	House/Single Family
Approx Yr Blt:	1993	Age at List Date:	21
Taxes:	\$4,605 (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:	Garage; Double, Open		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 BLOCK
Type of Roof:	Asphalt			Dist to School Bus:	1 BLOCK
Renovations:		Reno Year:		Possession:	
Flooring:	Laminate, Tile			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:	3	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal:	PL LMP5437 LT 91 LD 36 SEC 25 TWP 8
Amenities:	
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features Incl:	Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'2	Above	Bedroom	12'10 X 10'8			X
Main F.	Dining	12'8 X 10'	Bsmt	Games Room	16'10 X 11'10			X
Main F.	Kitchen	17' X 10'8	Bsmt	Bedroom	14' X 13'4			X
Main F.	Eating Area	10' X 9'	Bsmt	Hobby Room	15'9 X 10'			X
Main F.	Family Room	16' X 15'	Bsmt	Kitchen	14' X 16'			X
Main F.	Den	12'6 X 9'8	Bsmt	Office	8'9 X 7'10			X
Main F.	Laundry	8' X 6'6			X			X
Above	Master Bedroom	16'6 X 13'			X			X
Above	Walk-In Closet	3' X 8'			X			
Above	Bedroom	12' X 11'8			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,369	Total # Rooms:	16
Finished Floor Up SqFt:	966	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,369	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,704	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	3,704		

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

Spacious 4 bedroom, 2 storey plus fully finished bsmt in popular Forest Hills. This home has many special features not to be missed. Beautiful formal living/dining room with vaulted ceiling. Large Granite kitchen opens to a sunken family room & bay eating area. Huge den on main. Tons of space in the basement for parents or teenagers! Gorgeous wainscotting throughout many areas of the home, newer flooring, 7 year old furnace & roof. Fully fenced backyard with large patio. Close to good schools, transit and amenities. Call for more info today!



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Cloverdale, Clayton

MLS# F1406931

Residential Detached

18241 72ND AV, V4N 6B7

Active



List Price: \$995,000

Previous Price:

Original Price: \$995,000

Complex/Subdiv: WEST CLAYTON

Frontage:	145.00 ft	Bedrooms:	4	PID:	010-303-260
Depth/Size:	297	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	43,424	Full Baths:	2	Approx Yr Blt:	1957
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	57
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,994 (2013)
Flood Plain:		Zoning:	RA		

View: Y - 180 DEGREE VISTA

Serv. Connected: Electricity, Natural Gas, Septic, Water

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Foundation: Concrete Perimeter

Exterior: Mixed, Wood

Rainscreen:

Type of Roof: Wood

Renovations:

Flooring:

Water Supply: City/Municipal

Heat/Fuel: Forced Air

No. of Fireplaces: 2

Fireplace Fuel: Gas - Natural, Wood

Outdoor Area: Balcony(s)

Pad Rental:

Fixtures Leas: N

Fixt Removed: N

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:

Covered Parking: 2

Parking Access:

Parking Facilities: Garage; Double

Dist to Public Trans:

Dist to School Bus:

Possession:

Title to Land: Freehold NonStrata

Seller's Interest: Court Ordered Sale

Mortgage Info: \$0

Property Disclosure: N - SOLD AS IS WHERE IS

Out Buildings:

Legal: PL 17650 LT 4 LD 36 SEC 20 TWP 8

Amenities:

Site Influences:

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 18'			X			X
Main F.	Dining	12' X 13'			X			X
Main F.	Master Bedroom	12' X 19'			X			X
Main F.	Bedroom	7' X 11'			X			X
Bsmt	Recreation Room	19' X 27'			X			X
Bsmt	Bedroom	12' X 13'			X			X
Bsmt	Bedroom	8' X 13'			X			X
Bsmt	Laundry	8' X 16'			X			X
		X			X			
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,337

Finished Floor Up SqFt: 1,193

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 2,530

Unfinished Floor: 144

Grand Total Floor Area: 2,674

Total # Rooms: 8

Kitchens: 0

Finished Levels: 2

Crawl/Bsmt Height:

Basement Area: Full

Suite:

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 4 Piece; Ensuite: N; Level: Main F.

3

4

5

6

7

8

Listing Broker(s): RE/MAX 2000 Realty

CALLING ALL DEVELOPERS!! This serene 1 acre rectangular parcel is virtually flat with no easements/creeks and enjoys unobstructed 180 degree Northern views of the North Shore Mountains, Garibaldi and Golden Ears. A prime location in the New West Clayton Neighborhood plan which has (Stage 1 Land Concept Plan approval as of Dec/2013). Future zoning set to be medium density single family homes/townhomes. The current rancher features an updated main level, a 7'walkout basement, double garage and nice street appeal. Hurry on this one, too good to last!!



Presented by:
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Langley, Campbell Valley
21329 2ND AV, V2Z 1S4

MLS# F1406015

Residential Detached
Active



List Price: \$1,599,000 Previous Price:
 Original Price: \$1,599,000

Complex/Subdiv:

Frontage: 334.00 ft Bedrooms: 7 PID: 027-700-119
 Depth/Size: (4.79AC) Bathrooms: 5 Type: House with Acreage
 Lot Area SqFt: 0 Full Baths: 4 Approx Yr Blt: 2011
 Rear Yard Exp: Half Baths: 1 Age at List Date: 3
 Meas Type: Feet If New GST/HST Incl: Taxes: \$6,540 (2012)
 Flood Plain: No Zoning: RU-1

View:
 Serv. Connected: Electricity, Natural Gas, Septic

Style of Home: 2 Storey w/Bsmt. Total Parking: 20 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front, Rear
 Foundation: Concrete Perimeter Parking Facilities: Add. Parking Avail., Garage; Double
 Exterior: Stone, Vinyl, Other
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Seller's Interest: Court Ordered Sale
 Water Supply: Well - Drilled Mortgage Info: \$0
 Heat/Fuel: Forced Air, Natural Gas
 No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: N - FORECLOSURE
 Fireplace Fuel: Gas - Natural Out Buildings: Barn Sz: 37X98/Workshop Sz: 40X60
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

Legal: PL BCP38646 LT A LD 36 SEC 1 TWP 7
 Amenities: Barn, Guest Suite, Storage, Workshop Detached
 Site Influences: Private Setting, Private Yard, Rural Setting
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 16'	Main F.	Pantry	28' X 9'7	Bsmt	Bedroom	12' X 15'
Main F.	Kitchen	16'6 X 14'	Above	Master Bedroom	15' X 16'8	Bsmt	Gym	16' X 17'6
Main F.	Family Room	12' X 21'	Above	Walk-In Closet	10' X 6'8	Bsmt	Library	9'10 X 10'10
Main F.	Dining	14' X 16'10	Above	Bedroom	12'8 X 11'			X
Main F.	Eating Area	10' X 11'6	Above	Walk-In Closet	4'2 X 5'			X
Main F.	Wok Kitchen	5'5 X 10'	Above	Bedroom	11' X 11'4			X
Main F.	Pantry	5'6 X 5'8	Above	Bedroom	13'8 X 12'6			X
Main F.	Entrance Hall	8' X 15'	Bsmt	Media Room	13'4 X 16'4			X
Main F.	Laundry	11'6 X 9'4	Bsmt	Recreation Room	20'6 X 24'6			
Main F.	Bedroom	11'10 X 17'	Bsmt	Bedroom	10' X 15'			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	2,100	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	1,300	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	1,700	4 2 Piece; Ensuite: N; Level: Main F.
Total Finished Floor SqFt:	5,100	5 4 Piece; Ensuite: N; Level: Bsmt
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	5,100	8

Total # Rooms: 23
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Full, Fully Finished, Separate Entry
 Suite: None

Listing Broker(s): B.C. Farm & Ranch Realty Corp.

Court ordered sale. Custom built home set on 4.799 acres. Home is a 2 storey with full bsmt built in 2011 measuring 5,100 sq.ft. 40x60 shop plus 37x98 10 stall horse barn with suite upstairs. Located in a great area on a dead end street. Call today for a complete pkg or to arrange a showings.



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Langley, Brookwood Langley
3356 210TH ST, V2Z 2E5

MLS# F1406253

Residential Detached
Active



List Price: \$1,950,000 Previous Price:
 Original Price: \$1,950,000

Complex/Subdiv: Brookwood

Frontage:	272.00 ft	Bedrooms:	8	PID:	012-746-703
Depth/Size:	800	Bathrooms:	8	Type:	House with Acreage
Lot Area SqFt:	217,600	Full Baths:	5	Approx Yr Blt:	2013
Rear Yard Exp:	E	Half Baths:	3	Age at List Date:	1
Meas Type:	Feet	If New GST/HST Incl:	No	Taxes:	\$4,683 (2013)
Flood Plain:	No	Zoning:	RU-1		

View:

Serv. Connected: Electricity, Natural Gas, Septic

Style of Home:	Carriage/Coach House, 2 Storey w/Bsmt.	Total Parking:	10	Covered Parking:	5
Construction:	Frame - Wood	Parking Access:	Front, Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Garage; Double, Garage; Triple		
Exterior:	Wood, Glass, Stucco				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Hardwood, Mixed, Tile	Seller's Interest:	Court Ordered Sale		
Water Supply:	Well - Drilled	Mortgage Info:	\$0		
Heat/Fuel:	Heat Pump, Radiant, Natural Gas				
No. of Fireplaces:	4	R/I Fireplaces:		Property Disclosure:	N - Sold As Is
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 44 x 21
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 2542 LT 8 LD 36 SEC 25 TWP 7 PART SW 1/4
 Amenities: Guest Suite, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub
 Site Influences: Paved Road, Private Setting, Private Yard, Rural Setting, Cleared, Treed
 Features Incl: Garage Door Opener, Hot Tub Spa/Swirlpool, Sprinkler - Fire, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	25' X 12'	Main F.	Utility	12'8 X 10'			X
Main F.	Great Room	23'7 X 28'8	Above	Bedroom	14'6 X 19'1			X
Main F.	Master Bedroom	25'10 X 26'8	Above	Walk-In Closet	13'2 X 7'4			X
Main F.	Walk-In Closet	13' X 13'	Above	Bedroom	17' X 14'7			X
Main F.	Dining	16'4 X 20'6	Above	Bedroom	16'3 X 20'6			X
Main F.	Kitchen	28' X 23'6	Above	Bedroom	15' X 15'			X
Main F.	Eating Area	13'3 X 11'8	Above	Bedroom	15' X 15'			X
Main F.	Pantry	6'6 X 11'7	Above	Bedroom	12' X 9'4			X
Main F.	Office	13'2 X 13'2	Above	Office	12' X 7'4			
Main F.	Bedroom	13'3 X 11'			X			

Floor Area (SqFt):		Total # Rooms:	19	Bathrooms	
Main Floor Area SqFt:	3,883	# Kitchens:	1	1 4 Piece; Ensuite: Y; Level: Main F.	
Finished Floor Up SqFt:	3,236	Finished Levels:	3	2 2 Piece; Ensuite: N; Level: Main F.	
Finished Floor Down:	924	Crawl/Bsmt Height:		3 5 Piece; Ensuite: Y; Level: Main F.	
Finished Floor Bsmt SqFt:	1,838	Basement Area:	Crawl, Full, Separate Entry	4 2 Piece; Ensuite: Y; Level: Above	
Total Finished Floor SqFt:	9,881			5 4 Piece; Ensuite: Y; Level: Above	
Unfinished Floor:	0	Suite:	Legal Suite	6 4 Piece; Ensuite: N; Level: Above	
Grand Total Floor Area:	9,881			7 5 Piece; Ensuite: Y; Level: Above	
				8 2 Piece; Ensuite: N; Level: Bsmt	

Listing Broker(s): HomeLife Benchmark Rlty.

ESTATES LIKE THIS DON'T COME ALONG OFTEN! 70-75% complete 8 bed, 8 bath executive home built in the middle of 5 private acres in Brookwood on a no thru road. Coach home, nanny suite, 3 & 2 car garage's. Huge 25' X 50' inground pool with fountains, gas torches, pool lighting, cabana area with kitchen, outdoor fireplace, Hot Tub. Smart wired home, tilt and twist windows and doors, radiant in-floor heating throughout. 20+ ft ceilings. Contact Realtor for extensive details, plans and pictures. Qualified buyer's only please.