

Presented by:  
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Langley, Langley City  
**20118 52ND ST, V3A 6R7**

**MLS# F1429475**

Residential Detached

**Active**



List Price: \$340,000

Complex/Subdiv:

Frontage: 24.40 ft	Bedrooms: 3	PID: 004-039-581
Depth/Size: IRREG.	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 6098.00	Full Baths: 1	Approx Yr Blt: 1977
Rear Yard Exp:	Half Baths: 0	Age at List Date: 38
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,980 (2013)
Flood Plain:	Zoning: SFD	

View:

Serv. Connected: Community, Electricity, Natural Gas

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 3	Covered Parking: 0
Construction: Frame - Wood	Parking Access:	
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: 1	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 NWP50423 LT 434 DL 305 LD 36  
 Amenities: None  
 Site Influences: Cul-de-Sac, Recreation Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'2" X 13'8"			X			X
Main F.	Kitchen	10' X 16'			X			X
Main F.	Master Bedroom	12'7" X 9'11"			X			X
Main F.	Bedroom	10'7" X 8'			X			X
Main F.	Bedroom	9'2" X 7'8"			X			X
Main F.	Den	9'2" X 6'2"			X			X
Main F.	Laundry	9'2" X 5'6"			X			X
		X			X			X
		X			X			X
		X			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,077	Total # Rooms: 7	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: 1,077	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,077		8

Listing Broker(s): Macdonald Realty

Rancher at the end of a quiet cul-de-sac. 3 bedrooms plus den/storage off the kitchen, nice open concept, gas fireplace. Newer windows, over 6000 sq.ft. lot with separate 12'x16' workshop in the very spacious wide backyard. Great home to start a family or someone looking to downsize. Live Beautifully...

Tax Report - 20118 52ND  
Record Updated - 12/11/2014

Jurisdiction	216-LANGLEY - CITY OF	Roll Number	036160000	Property ID	004-039-581
Property Addr	20118 52ND				
Municipality	LA-CITY OF LANGLEY	Board Code	F		
Neighborhood	026-RES N OF NICOMEKL RIVER				
Area	F60-Langley				
Sub Area	F6A-Langley City				
Gross Taxes	\$2886.87	(2014)			
Tax Amount Updated - 12/11/14					
More PID's Water Conn					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

20118 52 AVE  
LANGLEY BC

V3A 6R7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP50423	434		305	36				
Legal Description PL NWP50423 LT 434 DL 305 LD 36								

Land & Building Information

Width	Depth	Lot Size	0.14 ACRES
Land Use	Actual Use	SINGLE FAMILY DWELLING	
BCA Description	1 ST SFD AFTER 1930 STANDARD	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$276,000	Gross Land	\$276,000	Gross Land	\$276,000
Improvement	\$62,000	Gross Improve	\$62,000	Gross Improve	\$62,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$338,000	Municipal Total	\$338,000	School Total	\$338,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/28/2006	\$311,000	CA238859	IMPRV SINGLE PROP CASH TRANSAC
06/02/2005	\$207,200	BX5161	REJECT NOT SUITED SALE ANALYSIS
10/28/1987	\$72,000	AA206276	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:40 PM
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Langley, Langley City  
**4560 208TH ST, V3A 2H9**

**MLS# F1427989**

Residential Detached  
**Active**



List Price: \$439,999

Complex/Subdiv:

Frontage:	84.94 ft	Bedrooms:	4	PID:	000-666-742
Depth/Size:	141.83	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	12055.00	Full Baths:	2	Approx Yr Blt:	1971
Rear Yard Exp:	W	Half Baths:	0	Age at List Date:	43
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,897 (2014)
Flood Plain:		Zoning:	SFD		
View:	Y - LARGE TREED AND GARDEN IN BACK				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	Basement Entry	Total Parking:	8	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple, Open, RV Parking Avail.		
Exterior:	Mixed, Wood				
Rainscreen:	No	R/I Plumbing:	Yes	Dist to Public Trans:	1
Type of Roof:	Asphalt			Dist to School Bus:	1
Renovations:	Partly, Other	Reno Year:		Possession:	
Flooring:	Hardwood, Wall/Wall/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 - SOLD AS IS WHERE IS
Fireplace Fuel:	Electric, Wood			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N - SOLD AS IS WHERE IS				
Fixt Removed:	N - SOLD AS IS WHERE IS				

Legal: PL NWP28249 LT 49 LD 36 SEC 36 TWP 7

Amenities:

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 15'6	Below	Recreation Room	17' X 14'6			X
Main F.	Dining	10'3 X 9'3	Below	Bar Room	7' X 7'			X
Main F.	Kitchen	12' X 10'						X
Main F.	Master Bedroom	12' X 10'						X
Main F.	Bedroom	11' X 10'3						X
Main F.	Bedroom	9'8 X 9'						X
Below	Foyer	10' X 9'						X
Below	Bedroom	15' X 12'						X
Below	Office	12' X 10'						
Below	Laundry	8' X 6'						

Floor Area (SqFt):

Main Floor Area SqFt: 1,134  
 Finished Floor Up SqFt: 0  
 Finished Floor Down: 0  
 Finished Floor Bsmt SqFt: 1,134  
 Total Finished Floor SqFt: 2,268

Total # Rooms: 12

# Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: Full

Bathrooms

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

2 4 Piece; Ensuite: N; Level: Bsmt

3

4

5

6

7

8

Unfinished Floor: 0  
 Grand Total Floor Area: 2,268

Suite: None

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

Wow!! What a great opportunity to own a large family home on a huge lot. You must come see the huge fenced in backyard with large trees to add to the privacy, a great garden area for growing your own vegetables, and 2 large decks for summer bbqs. The parking is more than ample, with space for a large RV, boat or ??? The layout is perfect for the growing family, or as an investment/rental. The home has had some updating in the past but does need some small repairs and finishing. The bonus is the original hardwood floors on the main floor. The basement has a great recroom for parties or a place for the kids to play. Hurry homes with yards like this do not come for sale often.

Tax Report - 4560 208TH Street  
Record Updated - 12/11/2014

Jurisdiction	216-LANGLEY - CITY OF	Roll Number	100470000	Property ID	000-666-742
Property Addr	4560 208TH ST				
Municipality	LA-CITY OF LANGLEY	Board Code	F		
Neighborhood	025-RES S OF NICOMEKL RIVER				
Area	F60-Langley				
Sub Area	F6A-Langley City			More PID's	
Gross Taxes	\$3896.94	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

4560 208 ST  
LANGLEY BC

V3A 2H9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP28249	49			36	36	7		
Legal Description PL NWP28249 LT 49 LD 36 SEC 36 TWP 7								

Land & Building Information

Width	Depth	Lot Size	0.28 ACRES
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	1 ST SFD AFTER 1960 MODERN ST		Zoning
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$324,000	Gross Land	\$324,000	Gross Land	\$324,000
Improvement	\$122,000	Gross Improve	\$122,000	Gross Improve	\$122,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$446,000	Municipal Total	\$446,000	School Total	\$446,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/22/2003	\$226,700	BV335166	REJECT NOT SUITED SALE ANALYSIS
07/29/1998	\$211,000	BM213184	IMPRV SINGLE PROP CASH TRANSAC
01/03/1995	\$221,000	BJ85	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View      The enclosed information while deemed to be correct is not guaranteed.      02/17/15      1:40 PM

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Langley, Willoughby Heights

MLS# F1422885

Residential Detached

19795 69B AV, V2Y 3B1

Active



List Price: \$560,000

Complex/Subdiv:

Frontage:	26.00 ft	Bedrooms:	6	PID:	025-890-077
Depth/Size:	86x60	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	3477.00	Full Baths:	3	Approx Yr Blt:	2005
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	9
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,162 (2013)
Flood Plain:		Zoning:	SFD		

View:

Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

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		
Exterior:	Vinyl, Wood, Mixed				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Tile, Wall/Wall/Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Electric, Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - court ordered sale of house as is
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP10018 LT 28 LD 36 SEC 15 TWP 8 PART NW 1/4.

Amenities:

Site Influences: Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Central Location

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	17'5" X 13'	Bsmt	Bedroom	13'5" X 10'			X
Main F.	Dining	14'6" X 13'1"						X
Main F.	Kitchen	14'6" X 11'7"						X
Main F.	Bedroom	12' X 10'1"						X
Above	Master Bedroom	16'1" X 14'6"						X
Above	Bedroom	11'3" X 11'						X
Above	Bedroom	11'3" X 10'						X
Bsmt	Living Room	13'5" X 11'5"						X
Bsmt	Kitchen	15' X 10'						
Bsmt	Bedroom	13'5" X 12'5"						

Floor Area (SqFt):

Main Floor Area SqFt:	1,093
Finished Floor Up SqFt:	867
Finished Floor Down:	0
Finished Floor Bsmt SqFt:	1,099
Total Finished Floor SqFt:	3,059

Total # Rooms:	11
# Kitchens:	2
Finished Levels:	3
Crawl/Bsmt Height:	
Basement Area:	Full, Fully Finished

Bathrooms

1	2 Piece; Ensuite: N; Level: Main F.
2	5 Piece; Ensuite: Y; Level: Above
3	4 Piece; Ensuite: N; Level: Above
4	4 Piece; Ensuite: N; Level: Bsmt
5	
6	
7	
8	

Unfinished Floor:	0
Grand Total Floor Area:	3,059

Suite: Unauthorized Suite

Listing Broker(s): Sutton-Premier Realty

9 years young Morning Star home in popular Willoughby Heights, Langley. Open concept plan features a great room w/vaulted high ceiling, dining room opens on the patio. Maple island, pantry, eating bar, creamy tone color cabinets and many lights in kitchen, 1 bedroom and powder room on main, double garage. 3 bedrooms and 2 full baths on top floor. Basement has bright spacious 2-bedroom un-auth suite with separate entry. Basement suite has its own laundry room.

Tax Report - 19795 69B  
Record Updated - 12/11/2014

Jurisdiction	311-LANGLEY - TOWNSHIP OF	Roll Number	0759527023	Property ID	025-890-077
Property Addr	19795 69B				
Municipality	LA-TOWNSHIP OF LANGLEY	Board Code	F		
Neighborhood	095-WILLOWBROOK				
Area	F60-Langley				
Sub Area	F63-Willoughby Heights			More PID's	
Gross Taxes	\$4342.16	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

19795 69B AVE  
LANGLEY BC

V2Y 3B1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP10018	28			36	15	8		
Legal Description PL BCP10018 LT 28 LD 36 SEC 15 TWP 8								

Land & Building Information

Width	Depth	Lot Size	3477 SQUARE FEET
Land Use		Actual Use	SINGLE FAMILY DWELLING
BCA Description	0147	Zoning	R-CL SEC 403.7 - RESIDEN
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$315,000	Gross Land	\$315,000	Gross Land	\$315,000
Improvement	\$243,000	Gross Improve	\$243,000	Gross Improve	\$243,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$558,000	Municipal Total	\$558,000	School Total	\$558,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/07/2008	\$575,000	CA877393	IMPRV SINGLE PROP CASH TRANSAC
09/28/2005	\$415,000	BX488006	IMPRV SINGLE PROP CASH TRANSAC
03/15/2005	\$135,000	BX421661A	VACANT SINGLE PROP CASH TRANSA

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:40 PM
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Langley, Salmon River  
**4976 242ND DR, V2Z 2M8**

**MLS# F1427578**

Residential Detached  
**Active**



List Price: \$649,000

Complex/Subdiv:

Frontage:	131.00 ft	Bedrooms:	3	PID:	002-655-331
Depth/Size:	242	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	40480.00	Full Baths:	2	Approx Yr Blt:	1985
Rear Yard Exp:		Half Baths:	0	Age at List Date:	29
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,658 (2014)
Flood Plain:	No	Zoning:	SR1		

View:

Serv. Connected: Electricity, Natural Gas, Septic

Style of Home:	Rancher/Bungalow	Total Parking:	8	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Det.Grge/Carport		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		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:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDER SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP63809 LT 77 LD 36 SEC 3 TWP 11  
 Amenities: Workshop Detached  
 Site Influences: Private Setting, Private Yard, Recreation Nearby  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'			X			X
Main F.	Dining	12' X 12'			X			X
Main F.	Kitchen	11' X 10'			X			X
Main F.	Family Room	16' X 11'			X			X
Main F.	Laundry	10' X 5'			X			X
Main F.	Master Bedroom	13' X 12'			X			X
Main F.	Bedroom	12' X 11'			X			X
Main F.	Bedroom	12' X 10'			X			X
		X			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,590	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,590	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,590	8

Listing Broker(s): Century 21 Coastal Realty Ltd.

Court Order Sale!! Partially updated Rancher located on .92 acre in Strawberry Hills area, set in a peaceful quiet country area in rural Langley. Only 2 blocks to public transportation. This immaculate 1570 sqft rancher has Newer/updated vinyl windows, furnace, hotwater tank, plumbing, new drilled well, 200 amp service, backup generator, underground wiring, new fencing. Large double garage plus separate 24x12 fiberglass workshop. Lots of parking. Living room with gas fireplace, adjoining Sunny kitchen with built-in appliances open to family room with gas fireplace & sliders to south patio & yard. 3 bedrooms - master with shower ensuite. Close to DW Poppy Secondary School & Peterson Elementary. Call to book showings!!!

Tax Report - 4976 242ND Drive  
Record Updated - 12/11/2014

Jurisdiction 311-LANGLEY - TOWNSHIP OF Roll Number 0370223008 Property ID 002-655-331  
 Property Addr 4976 242ND DR  
 Municipality LA-TOWNSHIP OF LANGLEY Board Code F  
 Neighborhood 017-CENTRAL LANGLEY S OF FREEWAY  
 Area F60-Langley  
 Sub Area F64-Salmon River  
 Gross Taxes \$3658.28 (2014)  
 Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

4976 242 DR  
 LANGLEY BC

V2Z 2M8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP63809	77			36	3	11		
Legal Description PL NWP63809 LT 77 LD 36 SEC 3 TWP 11								

Land & Building Information

Width	Depth	Lot Size	0.92 ACRES
Land Use	Actual Use	SINGLE FAMILY DWELLING	
BCA Description 1 ST SFD AFTER 1960 MODERN ST	Zoning	SR-1 MIN 3716M - SUBURBA	
BCAA Data Updated - 03/04/14			

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$456,000	Gross Land	\$456,000	Gross Land	\$456,000
Improvement	\$128,000	Gross Improve	\$128,000	Gross Improve	\$128,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$584,000	Municipal Total	\$584,000	School Total	\$584,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
06/26/2006	\$555,000	BA521295	IMPRV SINGLE PROP CASH TRANSAC
11/30/2005	\$475,000	BX71809	IMPRV SINGLE PROP CASH TRANSAC
10/11/2005	\$362,000	BX380320	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:40 PM



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Langley, Willoughby Heights  
**8382 211B ST, V2Y 0C4**

**MLS# F1431274**

Residential Detached  
**Active**



List Price: \$699,900

Complex/Subdiv: YORKSON

Frontage: 113.13 ft	Bedrooms: 6	PID: 026-680-246
Depth/Size: 31.06	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 6421.00	Full Baths: 4	Approx Yr Blt: 2008
Rear Yard Exp: NE	Half Baths: 2	Age at List Date: 7
Meas Type: Feet	If New GST/HST Incl: R-CL	Taxes: \$5,157 (2014)
Flood Plain:	Zoning:	

View: Y - MOUNTAIN TO NORTH

Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed, Stucco, Vinyl		
Rainscreen:	R/I Plumbing: NEAR	Dist to School Bus: NEAR
Type of Roof: Asphalt	Possession:	
Renovations:	Title to Land: Freehold NonStrata	
Flooring: Mixed	Seller's Interest: Court Ordered Sale	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Baseboard, Hot Water, Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s), Fenced Yard, Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL BCP23915 LT 35 LD 36 SEC 25 TWP 8  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'10	Bsmt	Recreation Room	14'6 X 19'4			X
Main F.	Kitchen	13' X 10'10	Bsmt	Family Room	10'8 X 13'			X
Main F.	Family Room	16'6 X 13'	Bsmt	Kitchen	10' X 13'			X
Main F.	Dining	13'6 X 10'	Bsmt	Bedroom	10'10 X 12'			X
Main F.	Den	11'6 X 10'	Bsmt	Bedroom	10'8 X 10'			X
Main F.	Nook	8' X 13'	Bsmt	Laundry	3' X 3'			X
Above	Master Bedroom	18'10 X 13'	Main F.	Laundry	6' X 6'			X
Above	Bedroom	11'6 X 11'						X
Above	Bedroom	11' X 10'4						
Above	Bedroom	14'2 X 11'						

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,235	Total # Rooms: 17	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,170	# Kitchens: 2	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,235	Crawl/Bsmt Height:	4 3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 3,640	Basement Area: Fully Finished	5 2 Piece; Ensuite: N; Level: Bsmt
		6 3 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0	Suite: Legal Suite	7
Grand Total Floor Area: 3,640		8

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

Welcome to a great family neighborhood that is growing to accommodate families that are growing as well. Home has a 2 bedroom legal suite with separate laundry & entrance, great mortgage helper. Main floor offers workable kitchen with granite countertops, lots of windows for natural light, slider that leads to large back yard for entertaining and kids play. Family room off kitchen has custom stone fireplace with build-ins on each side, high ceiling & lots of windows. Living room also has stoned fireplace with 12" ceiling & beautifully finished. Extra benefits includes hardwood floors, formal dining room, master with vaulted ceiling, walk in closet & a spa like ensuite & more....located on 6420 SF lot & 3640 SF living space.

Tax Report - 8382 211B Street  
Record Updated - 12/11/2014

Jurisdiction 311-LANGLEY - TOWNSHIP OF Roll Number 0764223084 Property ID 026-680-246  
Property Addr 8382 211B ST  
Municipality LA-TOWNSHIP OF LANGLEY Board Code F  
Neighborhood 014-200 ST INTERCHANGE W F/W  
Area F60-Langley  
Sub Area F63-Willoughby Heights  
Gross Taxes \$5157.05 (2014)  
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

8382 211B ST  
LANGLEY BC

V2Y 0C4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
BCP23915	35			36	25	8		
Legal Description	PL BCP23915 LT 35 LD 36 SEC 25 TWP 8							

Land & Building Information

Width	Depth	Lot Size	6421 SQUARE FEET
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description 0147		Zoning	R-CL SEC 403.7 - RESIDEN

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$352,000	Gross Land	\$352,000	Gross Land	\$352,000
Improvement	\$304,000	Gross Improve	\$304,000	Gross Improve	\$304,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$656,000	Municipal Total	\$656,000	School Total	\$656,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
11/03/2009	\$580,952	CA1337148	IMPRV SINGLE PROP CASH TRANSAC
01/10/2007	\$225,000	BB53317	VACANT SINGLE PROP CASH TRANSA
05/24/2006		BA380464	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 1:40 PM

Presented by:  
**Anthony Ibhah**  
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 Website: [www.aibhah.com](http://www.aibhah.com)

Langley, Otter District  
**26095 4TH AV, V4W 2K4**

**MLS# F1428293**

Residential Detached  
**Active**



List Price: \$ 704,500

Complex/Subdiv:

Frontage:	Bedrooms:	4	PID:	006-306-110
Depth/Size:	Bathrooms:	3	Type:	House with Acreage
Lot Area SqFt:	Full Baths:	3	Approx Yr Blt:	1973
Rear Yard Exp:	Half Baths:	0	Age at List Date:	41
Meas Type:	If New GST/HST Incl:		Taxes:	\$3,807 (2014)
Flood Plain:	Zoning:	ALR		
View:				
Serv. Connected:	Electricity, Natural Gas, Septic			

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Mixed, Vinyl		
Rainscreen:		R/I Plumbing:	Dist to School Bus:
Type of Roof:	Metal	Possession:	
Renovations:		Reno Year:	
Flooring:	Mixed	Title to Land:	Freehold NonStrata
Water Supply:	Well - Shallow	Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Electric, Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	N - COURT ORDERED SALE
Outdoor Area:	Patio(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL NWP41976 LT 14 LD 36 SEC 1 TWP 10  
 Amenities: Barn  
 Site Influences: Private Setting, Private Yard  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	16'6" X 13'6"	Bsmt	Bedroom	11' X 7'6"			X
Main F.	Dining	13' X 11'	Bsmt	Recreation Room	25' X 9'			X
Main F.	Living Room	18'6" X 11'6"						X
Main F.	Solarium	34' X 10'						X
Main F.	Master Bedroom	12' X 11'6"						X
Main F.	Bedroom	14' X 9'						X
Main F.	Bedroom	10' X 7'						X
Bsmt	Kitchen	13' X 10'						X
Bsmt	Dining	12' X 10'						
Bsmt	Living Room	11'6" X 10'4"						

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,890	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	891	4
Total Finished Floor SqFt:	2,781	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,781	8

Listing Broker(s): Royal LePage - Wolstencroft

5 ACRES IN SOUTH LANGLEY just \$741,000!!! Rancher with a walk-out basement could be a self contained 1 bedroom suite down!! Nicely landscaped front and side yard with a pond and concrete patio. Quiet street close to the Aldergrove border crossing. Priced \$59,000 below BC Assessment value!!! Please do not go on the property without an appointment!

Tax Report - 26095 4TH  
Record Updated - 12/11/2014

Jurisdiction	311-LANGLEY - TOWNSHIP OF	Roll Number	0228634001	Property ID	006-306-110
Property Addr	26095 4TH				
Municipality	LA-TOWNSHIP OF LANGLEY	Board Code	F		
Neighborhood	019-SOUTH-EAST LANGLEY				
Area	F60-Langley				
Sub Area	F68-Otter District			More PID's	
Gross Taxes	\$3807.18	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

26095 4 AVE  
ALDERGROVE BC

V4W 2K4

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP41976	14			36	1	10		
Legal Description PL NWP41976 LT 14 LD 36 SEC 1 TWP 10								

Land & Building Information

Width	Depth	Lot Size	5 ACRES
Land Use		Actual Use	2AC PLUS SIN FAM DWLL DUP
BCA Description	1 ST SFD AFTER 1930 STANDARD	Zoning	RU-2 MIN 8.0HA - RURAL
BCAA Data Updated - 03/04/14			

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$665,000	Gross Land	\$665,000
Improvement	\$135,000	Gross Improve	\$135,000	Gross Improve	\$135,000
		Exempt Land		Exempt Land	\$-332,500
		Exempt Improve		Exempt Improve	
Actual Total	\$135,000	Municipal Total	\$800,000	School Total	\$800,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/04/2008	\$840,000	CA744803	IMPRV SINGLE PROP CASH TRANSAC
07/27/2007	\$768,000	BB535056	REJECT NOT SUITED SALE ANALYSIS
10/13/2000	\$320,200	BP244023	REJECT NOT SUITED SALE ANALYSIS

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	1:40 PM
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Presented by:  
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Langley, Murrayville

MLS# F1426185

Residential Detached

5111 215TH ST, V3A 5B9

Active



List Price: \$724,900

Complex/Subdiv:

Frontage:	72.50 ft	Bedrooms:	8	PID:	024-586-561
Depth/Size:	138	Bathrooms:	6	Type:	House/Single Family
Lot Area SqFt:	10002.00	Full Baths:	5	Approx Yr Blt:	2001
Rear Yard Exp:		Half Baths:	1	Age at List Date:	13
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$5,061 (2013)
Flood Plain:	No	Zoning:	RES		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	Basement Entry	Total Parking:	8	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	2 BLK
Type of Roof:	Tile - Concrete			Dist to School Bus:	3 BLK
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/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
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL LMP43008 LT 29 LD 36 SEC 1 TWP 8 PART SE 1/4.  
 Amenities: Air Cond./Central  
 Site Influences: Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby  
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Intercom, Jetted Bathtub, Pantry, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'	Below	Living Room	18' X 10'			X
Main F.	Kitchen	13' X 12'	Below	Kitchen	10' X 8'			X
Main F.	Dining	13' X 11'	Below	Bedroom	14' X 11'			X
Main F.	Nook	12' X 9'	Below	Bedroom	12' X 11'			X
Main F.	Family Room	16' X 13'	Below	Living Room	13' X 13'			X
Main F.	Master Bedroom	20' X 14'	Below	Kitchen	13' X 9'			X
Main F.	Bedroom	15' X 11'	Below	Bedroom	12' X 10'			X
Main F.	Bedroom	15' X 11'	Below	Bedroom	12' X 12'			X
Main F.	Bedroom	12' X 11'						
Below	Study	15' X 13'						

Floor Area (SqFt):

Main Floor Area SqFt: 2,364  
 Finished Floor Up SqFt: 0  
 Finished Floor Down: 2,000  
 Finished Floor Bsmt SqFt: 0  
 Total Finished Floor SqFt: 4,364

Total # Rooms: 18

# Kitchens: 3

Finished Levels: 2

Crawl/Bsmt Height:

Basement Area: Crawl

Suite:

Unauthorized Suite

Bathrooms

1 5 Piece; Ensuite: Y; Level: Main F.  
 2 4 Piece; Ensuite: N; Level: Main F.  
 3 2 Piece; Ensuite: N; Level: Main F.  
 4 4 Piece; Ensuite: N; Level: Main F.  
 5 4 Piece; Ensuite: N; Level: Below  
 6 4 Piece; Ensuite: N; Level: Below  
 7  
 8

Listing Broker(s): RE/MAX LifeStyles Rlty(PtMdwS)

Large family home. 4364 sqft basement entry home in Murrayville on 1/4 acre lot. Two -2 bedroom suites (unauth) with separate entrances and laundry room provide \$1700+/month in revenue!! BOTH TENANTS WOULD LIKE TO STAY !! 2364 sqft on the MAIN floor with 4 bedrooms and 3 full baths... plus 2 gas fireplaces, maple kitchen with island, new hardwood floors in the family room, huge living/dining rooms and luxurious open foyer with curved staircase. Separate from the suites is a large flex room on the lower floor off the foyer with its own 2pc bath - great for a guest room or kids playroom. This home is loaded with quality upgrades. Air conditioning, wood surrounds on all windows, crown moldings and storage sheds. Gazebo with hot tub

Tax Report - 5111 215TH Street  
Record Updated - 12/11/2014

Jurisdiction 311-LANGLEY - TOWNSHIP OF Roll Number 0758423093 Property ID 024-586-561  
 Property Addr 5111 215TH ST  
 Municipality LA-TOWNSHIP OF LANGLEY Board Code F  
 Neighborhood 027-MURRAYVILLE  
 Area F60-Langley  
 Sub Area F60-Murrayville  
 Gross Taxes \$5183.56 (2014)  
 Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

5111 215 ST  
 LANGLEY BC

V3A 5B9

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
LMP43008	29			36	1	8		
Legal Description PL LMP43008 LT 29 LD 36 SEC 1 TWP 8								

Land & Building Information

Width	Depth	Lot Size	10022 SQUARE FEET
Land Use	Actual Use		SIN FAM DWLL BSEMNT SUITE
BCA Description 0145	Zoning		R-1E MIN 930.0M - RESIDE

BCAA Data Updated - 03/04/14

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$417,000	Gross Land	\$417,000	Gross Land	\$417,000
Improvement	\$287,000	Gross Improve	\$287,000	Gross Improve	\$287,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$704,000	Municipal Total	\$704,000	School Total	\$704,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
07/30/2009	\$626,616	CA1208662	IMPRV SINGLE PROP CASH TRANSAC
07/25/2005	\$560,000	BX355936	IMPRV SINGLE PROP CASH TRANSAC
11/29/2000	\$130,500	BP287741	VACANT SINGLE PROP CASH TRANSA

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