



Presented by:  
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 Royal LePage Sterling Realty  
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**Active**  
**R2030167**

Board: F  
 House/Single Family

## 2710 270B STREET

Langley  
 Aldergrove Langley  
 V4W 3E7

Residential Detached

**\$529,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>53.00</b>	Original Price: <b>\$529,000</b>
Depth / Size (ft.): <b>100</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1993</b>
Lot Area (sq.ft.): <b>5,296.00</b>	Bathrooms:	<b>3</b>	Age: <b>23</b>
Flood Plain:	Full Baths:	<b>3</b>	Zoning: <b>R-1B</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,797.48</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>018-103-898</b>

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Court Ordered Sale**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **PL LMP8849 LT 53 LD 36 SEC 19 TWP 13**

Amenities: **None**

Site Influences: **Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Below	Living Room	13' x 12'			x
Main	Dining Room	10' x 10'	Below	Utility	10' x 5'			x
Main	Master Bedroom	13' x 11'	Below	Foyer	13' x 12'			x
Main	Bedroom	10' x 9'7			x			x
Main	Bedroom	11' x 9'			x			x
Main	Family Room	16' x 11'			x			x
Main	Kitchen	16' x 11'			x			x
Below	Bedroom	13' x 12'			x			x
Below	Den	10'6 x 9'6			x			
Below	Kitchen	19'6 x 9'			x			

Finished Floor (Main): **1,448**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **1,048**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,496 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,496 sq. ft.**

# of Rooms: **13**  
 # of Kitchens: **2**  
 # of Levels: **2**  
 Suite: **Unauthorized Suite**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>Yes</b>
2	<b>Main</b>	<b>4</b>	<b>No</b>
3	<b>Below</b>	<b>4</b>	<b>No</b>
4			
5			
6			
7			
8			

**Outbuildings**  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Royal LePage Westside**

**Corner lot location. Walking distance to public schools. New kitchen on upper floor. Buyer to verify all measurements if important prior to subject removal. Property contains unauthorized accommodation. This home shows well. Please allow 24 hours notice for viewings.**



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**Active**  
**R2026870**

Board: F  
House with Acreage

**934 248 STREET**

Langley  
Otter District  
V4W 2G1

Residential Detached

**\$749,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>334.66</b>	Original Price: <b>\$749,000</b>
Depth / Size (ft.): <b>626</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>9999</b>
Lot Area (sq.ft.): <b>209,088.00</b>	Bathrooms:	<b>3</b>	Age: <b>999</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RU2</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,750.87</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>004-944-755</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **Well - Shallow**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carport; Multiple, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **LOT 13, SECTION 11, TOWNSHIP 10, NEW WEST DISTRICT, PLAN 40162**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Rural Setting, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 15'2	Bsmt	Den	10' x 8'			x
Main	Kitchen	17'6 x 12'9	Bsmt	Laundry	12' x 10'4			x
Main	Dining Room	13'2 x 8'6			x			x
Main	Master Bedroom	12'3 x 12'			x			x
Main	Bedroom	11' x 8'2			x			x
Main	Bedroom	10'10 x 9'			x			x
Bsmt	Recreation	19' x 14'			x			x
Bsmt	Family Room	13'6 x 12'			x			x
Bsmt	Bedroom	12' x 11'7			x			
Bsmt	Bedroom	11'3 x 9'			x			

Finished Floor (Main):	<b>1,290</b>	# of Rooms: <b>12</b>
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>
Finished Floor (Total):	<b>1,290 sq. ft.</b>	Crawl/Bsmt. Height:
Unfinished Floor:	<b>1,290</b>	Beds in Basement: <b>2</b>
Grand Total:	<b>2,580 sq. ft.</b>	Beds not in Basement: <b>3</b>
		Basement: <b>Full, Unfinished</b>

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Bsmt	3	No
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**Excellent opportunity to build your dream home or renovate the existing home on 4.8 acres in South Langley. Beautiful property with matures trees and creek. 36' x 30' hip roof barn with loft. Fantastic location close to Campbell Valley's hiking / biking / horse riding trails. Be aware that the home does not have an occupancy permit and is being sold as is, where is. Call today for details.**