



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

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Active
R2721718
 Board: F
 House/Single Family

26579 30A AVENUE

Langley
 Aldergrove Langley
 V4W 3C8

Residential Detached

\$948,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,024,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**
 Frontage(feet): **0.00** Bathrooms: **2** Age: **36**
 Frontage(metres): Full Baths: **2** Zoning: **RES**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$4,324.65**
 Lot Area (sq.ft.): **7,847.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.18** P.I.D.: **001-909-479** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **No**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces: **0**
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s), Rooftop Deck**
 Type of Roof: **Asphalt**

Reno. Year: **2012**
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **No**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Double, Garage; Underground**
 Driveway Finish: **Asphalt, Concrete**
 Dist. to Public Transit: **Half Block** Dist. to School Bus: **1 Block**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **Yes :Foreclosure**
 Fixtures Rmvd: **Yes :Foreclosure**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 45, PLAN NWP69835, PART NW1/4, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher, Fireplace Insert, Smoke Alarm, Windows - Thermo**

Finished Floor (Main):	1,276	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	7'4 x 5'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'2 x 12'0			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	14'2 x 7'0			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	16'4 x 8'2			x	
Finished Floor (Total):	1,276sq. ft.	Main	Other	8'8 x 4'11			x	
Unfinished Floor:	0	Main	Laundry	7'5 x 6'1			x	
Grand Total:	1,276sq. ft.	Main	Master Bedroom	12'2 x 11'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	5'0 x 5'10			x	
		Main	Other	6'3 x 5'10			x	
		Main	Bedroom	9'6 x 8'10			x	
		Main	Bedroom	12'3 x 11'3			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Court Ordered Foreclosure. All documents on Realtor Feature Sheet. Photos, Virtual Drone Toured & Laser Floor Plans. Well kept Rancher. Home was completely remodeled top to bottom approximately 10 years ago. Including at that time a new furnace, roof, and hot water tank. Easy to show with reasonable notice. Open House Sat. Nov. 5, 2 To 4. Thank you.



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Active
R2727820
 Board: F
 House/Single Family

20010 50 AVENUE

Langley
 Langley City
 V3A 3S7

Residential Detached

\$1,099,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,199,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2006**
 Frontage(feet): **107.00** Bathrooms: **3** Age: **16**
 Frontage(metres): **32.61** Full Baths: **2** Zoning: **RS-1**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$5,136.41**
 Lot Area (sq.ft.): **6,969.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.16** P.I.D.: **002-062-712** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 459 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 52069**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	791	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	789	Main	Living Room	12'7 x 17'3			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'2 x 9'8			x	Main	2
Finished Floor (Below):	728	Main	Kitchen	14'2 x 17'3			x	Above	4
Finished Floor (Basement):	0	Main	Laundry	5'4 x 2'4			x	Below	4
		Main	Foyer	5'8 x 7'7			x		
Finished Floor (Total):	2,308sq. ft.	Above	Master Bedroom	12'7 x 14'4			x		
Unfinished Floor:	0	Above	Bedroom	11'4 x 10'4			x		
Grand Total:	2,308sq. ft.	Above	Bedroom	11'5 x 10'4			x		
		Below	Office	11'8 x 13'10			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	10'1 x 11'8			x		
		Below	Recreation Room	13'8 x 16'6			x		
Suite: Legal Suite		Below	Utility	2'11 x 3'1			x		
Basement: Full		Below	Kitchen	5' x 9'1			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

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

Court Ordered Sale. This 4 bed / 2.5 bath is conveniently located in the Sendal Gardens neighbourhood. Main level features an open concept living with kitchen including a breakfast bar and hardwood flooring. Upstairs features 3 generous sized bedrooms and a large bathroom. The basement features a rec room with a bonus in law 1 bedroom suite which is currently tenanted on a month to month basis. A good investment potential with opportunity for future land assembly and development.



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Active
R2731146
 Board: F
 House/Single Family

20186 44 AVENUE

Langley
 Brookwood Langley
 V3A 3E4

Residential Detached

\$1,800,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,800,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1976
Frontage(feet): 77.08	Bathrooms: 4	Age: 46
Frontage(metres): 23.49	Full Baths: 4	Zoning: R-1E
Depth / Size: 153.5	Half Baths: 0	Gross Taxes: \$6,047.83
Lot Area (sq.ft.): 11,803.96	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.27	P.I.D.: 005-916-941	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Septic, Water	
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey, Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed, Stone**
 Foundation: **Concrete Perimeter**

Renovations: **Addition, Substantially Rebuilt**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **8** Covered Parking: **4** Parking Access:
 Parking: **Carport & Garage, DetachedGrge/Carport, RV Parking Avail.**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 361 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 45484**

Amenities: **Air Cond./Central, In Suite Laundry, Storage, Workshop Detached**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Range Top, Security System, Smoke Alarm, Storage Shed, Windows - Thermo**

Finished Floor (Main):	1,025	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Great Room	27'2 x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'11 x 7'8			x	Main 5
Finished Floor (Below):	0	Main	Master Bedroom	11'11 x 10'5			x	Main 3
Finished Floor (Basement):	1,015	Main	Bedroom	10' x 9'11			x	Bsmt 3
Finished Floor (Total):	2,040sq. ft.	Main	Bedroom	10'2 x 8'3			x	Bsmt 3
Unfinished Floor:	0	Bsmt	Living Room	15' x 13'5			x	
Grand Total:	2,040sq. ft.	Bsmt	Master Bedroom	11'11 x 9'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Legal Suite, None								
Basement: Fully Finished, Separate Entry								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Treeland Realty**

FORECLOSURE in Brookwood! Basement entry home has been completely renovated. Fantastic outdoor entertaining area. Large detached shop/garage, perfect for a car enthusiast. Flat, rectangular shaped 11,800 sq ft lot, great location, walking distance to school. Hard to find this ready-made package. Best value in Brookwood.



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Active
R2713359
 Board: F
 House with Acreage

1313 200 STREET

Langley
 Campbell Valley
 V2Z 1W5

Residential Detached

\$2,999,999 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,299,900**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2015**
 Frontage(feet): **156.50** Bathrooms: **7** Age: **7**
 Frontage(metres): **47.70** Full Baths: **5** Zoning: **RU-1**
 Depth / Size: **627.0(2.25AC)** Half Baths: **2** Gross Taxes: **\$3,071.40**
 Lot Area (sq.ft.): **98,010.00** Rear Yard Exp: **West** For Tax Year: **2022**
 Lot Area (acres): **2.25** P.I.D.: **011-198-711** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour:
 View: **:**
 Complex/Subdiv: **Campbell Valley**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer, Water**
 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey, Rancher/Bungalow w/Loft**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Other, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

Total Parking: **12** Covered Parking: **6** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
 Driveway Finish: **Gravel, Other**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Legal: **SOUTH HALF LOT 2 EXCEPT: WEST 33 FEET, SEC 10, TWP 7, NWPD 6394**

Amenities: **Barn, Garden, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Gated Complex, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Security - Roughed In, Smoke Alarm, Storage Shed, Vacuum - Built In, Water Treatment**

Finished Floor (Main):	2,338	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,814	Main	Living Room	17'8 x 14'7	Above	Bedroom	18'2 x 11'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	17'8 x 10'	Above	Loft	13'5 x 8'9	Main 6
Finished Floor (Below):	0	Main	Eating Area	8'10 x 7'11	Abv Main 2	Kitchen	12'11 x 12'9	Main 2
Finished Floor (Basement):	0	Main	Dining Room	14'6 x 13'7	Abv Main 2	Living Room	14'10 x 12'11	Above 4
Finished Floor (Total):	4,152sq. ft.	Main	Master Bedroom	15'10 x 13'9	Abv Main 2	Bedroom	13'8 x 12'5	Above 4
Unfinished Floor:	0	Main	Walk-In Closet	8'11 x 5'11	Abv Main 2	Den	8'10 x 7'6	Abv Main 2 4
Grand Total:	4,152sq. ft.	Main	Walk-In Closet	5'11 x 5'10	Abv Main 2	Kitchen	15'3 x 11'9	Abv Main 2 4
Flr Area (Det'd 2nd Res):	1,507sq. ft.	Main	Foyer	8'3 x 6'5	Abv Main 2	Living Room	11'10 x 9'10	Below 2
		Main	Mud Room	19' x 9'	Abv Main 2	Dining Room	11'10 x 9'10	
		Main	Laundry	9'10 x 8'1	Abv Main 2	Bedroom	14'1 x 12'7	
		Above	Bedroom	13'4 x 11'10	Abv Main 2	Walk-In Closet	9'4 x 7'1	
		Above	Walk-In Closet	6'3 x 4'11	Abv Main 2	Walk-In Closet	7'1 x 4'1	
		Above	Den	12'2 x 7'3	Abv Main 2	Bedroom	14'5 x 14'1	

Suite: **Legal Suite, Unauthorized Suite**
 Basement: **Crawl**

Crawl/Bsmt. Height: **4'** # of Levels: **2**
 # of Kitchens: **3** # of Rooms: **29**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

Listing Broker(s): **Homelife Benchmark Realty (Langley) Corp.**

DON'T MISS OUT..... ON THIS CAMPBELL VALLEY PARK AMAZING 2.25 ACRE PROPERTY....This stunning full fenced ACREAGE is located directly across from CVP with endless riding trails at your doorstep... is just the beginning! The beautiful Main House (7 YRS OLD) w PRIMARY BEDROOM ON THE MAIN, gorgeous vaulted airy ceilings, spacious CUSTOM KITCHEN and sparkling CHANDELIERS! Oversized ATTACHED GARAGE 27X28, DETACHED SHOP 37x34 (1500+ sqft) oversized doors & office above. Endless additional parking TWO SELF CONTAINED SUITES (1 2 bed, 1 1 bed + den both with its own laundry!) 36x34 BARN w 4 STALLS, hay rm, insulated tack rm + H/C water, 60x120 riding ring, cross fenced w crusher dust paddocks. PRICED FOR QUICK SALE!



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Active
R2734502
 Board: F
 House with Acreage

23694 14A AVENUE

Langley
 Campbell Valley
 V2Z 1L1

Residential Detached

\$3,200,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,200,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1975
Frontage(feet): 263.00	Bathrooms: 4	Age: 47
Frontage(metres): 80.16	Full Baths: 2	Zoning: RU-3
Depth / Size: (5AC)	Half Baths: 2	Gross Taxes: \$6,969.01
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 5.18	P.I.D.: 008-477-469	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv: Campbell Valley		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled	

Style of Home: **Rancher/Bungalow w/Loft**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access:
 Parking: **DetachedGrge/Carport, Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **LOT 22, PLAN NWP37675, PART NE1/4, SECTION 9, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Pool; Outdoor, Workshop Detached**

Site Influences: **Private Setting, Private Yard, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	3,723	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	704	Main	Foyer	8'7 x 14'2	Main	Utility	8'2 x 14'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	26'1 x 14'3	Above	Bedroom	13' x 21'7	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'4 x 21'11	Above	Walk-In Closet	4'1 x 6'1	Main 2
Finished Floor (Basement):	0	Main	Kitchen	22'8 x 12'3	Above	Bedroom	13'5 x 21'7	Main 5
Finished Floor (Total):	4,427 sq. ft.	Main	Eating Area	7'11 x 10'2	Above	Walk-In Closet	4'11 x 6'1	Above 4
Unfinished Floor:	0	Main	Family Room	16'5 x 28'11			x	
Grand Total:	4,427 sq. ft.	Main	Master Bedroom	13' x 21'5			x	
		Main	Walk-In Closet	6' x 8'4			x	
		Main	Walk-In Closet	6' x 6'6			x	
		Main	Bedroom	12'1 x 19'11			x	
		Main	Recreation Room	14'4 x 18'3			x	
		Main	Laundry	12' x 11'1			x	
		Main	Storage	20'2 x 14'2			x	

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **18**
 Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

Sutton Group-West Coast Realty (Abbotsford)

Immaculate estate in desirable Campbell Valley! Location doesn't get any better. Beautiful south facing 5 Acre property with a 4,427 Sq Ft executive Rancher with loft home boasting 4 Bedrooms and 4 Bathrooms. Massive main floor with open concept living: chefs kitchen with island and stainless steel appliances, open living room, vaulted family room with freestanding fireplace, Master Bedroom with 2 walk in closets & 5 piece ensuite bathroom. Everything you need is here in this home! Recreation room, storage room, mud/laundry room, office/bedroom on the main & two loft bedrooms upstairs. Large patio area in the back, inground pool and hot tub. Beautiful man made pond with island and bridge. Detached double garage and carport with quarter mile driveway. Fully fenced yard and amazing VIEWS!