



Presented by:  
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**Active**  
**R2010717**

Board: F  
 House/Single Family

## 20424 98A AVENUE

Langley  
 Walnut Grove  
 V1M 0A6

Residential Detached

**\$924,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>88.00</b>	Approx. Year Built:	<b>2006</b>
Depth / Size (ft.):	Bedrooms:	<b>5</b>	Age:	<b>9</b>
Lot Area (sq.ft.):	Bathrooms:	<b>5</b>	Zoning:	<b>R-1A</b>
Flood Plain:	Full Baths:	<b>3</b>	Gross Taxes:	<b>\$5,503.87</b>
Rear Yard Exp:	Half Baths:	<b>2</b>	For Tax Year:	<b>2015</b>
Approval Req?:			Tax Inc. Utilities?:	<b>Yes</b>
If new, GST/HST inc?:			P.I.D.:	<b>026-546-272</b>

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

Style of Home: **2 Storey w/Bsmt., Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Hardi Plank, Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Fibreglass**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Court Ordered Sale, Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: Mbdm curtains**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL BCP20812 LT 30 DL 124 LD 36 GROUP 2**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Hot Tub**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17' x 16'	Above	Library	14' x 10'			x
Main	Eating Area	14'6 x 8'	Bsmt	Recreation	30' x 18'			x
Main	Great Room	20' x 13'	Bsmt	Bedroom	15' x 12'			x
Main	Master Bedroom	19' x 15'	Bsmt	Bedroom	15' x 11'			x
Main	Walk-In Closet	9' x 7'	Bsmt	Hobby Room	15' x 9'6			x
Main	Den	12' x 11'6	Bsmt	Utility	12' x 12'6			x
Main	Laundry	12' x 6'			x			x
Main	Foyer	10' x 9'			x			x
Above	Bedroom	15' x 12'6			x			
Above	Bedroom	15' x 10'6			x			

Finished Floor (Main): **1,732**  
 Finished Floor (Above): **730**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,582**  
 Finished Floor (Total): **4,044 sq. ft.**  
 Unfinished Floor: **150**  
 Grand Total: **4,194 sq. ft.**

# of Rooms: **16**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **3**  
 Basement: **Full, Fully Finished, Separate Entry**

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

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

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

**Yorkson Grove - Executive 4200 SF 2 Storey w/full bsmt loaded w/Quality Features on Lg Beautifully Manicured CDS Lot w/RV Parking! Generous Master Suite on Main w/dbl French drs open to hot tub & deck area. Full height foyer opens to designer chef's kitch w/ivory cabs, granite, lg island & gas range. Spacious great rm w/vaulted ceiling & rich nat hardwood throughout. 2 bdrms + library up. Versatile finished bsmt w/sep entry (easily suiteable) features the "Man Cave" complete w/bar area & extensive soundproofing + guest rm w/ensuite & 5th bdrm. Oversized garage w/heated storage. Stunning curb appeal w/enhanced Hardy Board, Ledgestone, decorative stamped concrete driveway & entry, impeccable landscaping w/Alan Block walls + irrig.**



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**Active**  
**R2008832**

Board: F  
 House with Acreage

## 23617 16 AVENUE

Langley  
 Campbell Valley  
 V2Z 1K8

Residential Detached

**\$1,325,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>295.00</b>	Approx. Year Built:	<b>1972</b>	
Depth / Size (ft.):	<b>(9.04AC)</b>	Bedrooms:	<b>4</b>	Age:	<b>43</b>
Lot Area (sq.ft.):	<b>393,782.00</b>	Bathrooms:	<b>3</b>	Zoning:	<b>RU3</b>
Flood Plain:	<b>No</b>	Full Baths:	<b>3</b>	Gross Taxes:	<b>\$1,192.23</b>
Rear Yard Exp:		Half Baths:	<b>0</b>	For Tax Year:	<b>2015</b>
Approval Req?:				Tax Inc. Utilities?:	<b>No</b>
If new, GST/HST inc?:				P.I.D.:	<b>004-895-495</b>

View: **No** :  
 Complex / Subdiv: **South Langley**  
 Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **3 Storey**  
 Construction: **Brick, Frame - Wood**  
 Exterior: **Brick, Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **9** Covered Parking: **4** Parking Access: **Front**  
 Parking: **DetachedGrge/Carport, Garage; Double, 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: **No** :  
 Floor Finish:

Dist. to School Bus:

Legal: **PL NWP40049 LT 10 LD 36 SEC 16 TWP 10**

Amenities: **Barn, Storage, Workshop Detached**

Site Influences: **Private Setting**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 15'			x			x
Main	Kitchen	13'6" x 12'			x			x
Main	Dining Room	12' x 11'6"			x			x
Main	Office	15'6" x 13'6"			x			x
Main	Laundry	9'9" x 5'9"			x			x
Above	Master Bedroom	14'9" x 12'			x			x
Above	Bedroom	15' x 10'			x			x
Above	Study	11'9" x 6'8"			x			x
Below	Master Bedroom	22' x 13'			x			
Below	Bedroom	18' x 11'8"			x			

Finished Floor (Main):	<b>1,136</b>	# of Rooms:	<b>10</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>792</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>792</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,720 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Grand Total:	<b>2,720 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

**Exceptional 9 acre property with a 20 stall fully equipped barn for horses. This 4 bedroom split level home features a storage, detached workshop, RV parking, a fenced yard for the horses and a private setting yet easy access to 16th Avenue. Don't overlook this fantastic opportunity, it won't last!**



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**Active**  
**R2005733**

Board: F  
 House/Single Family

## 23676 36A AVENUE

Langley  
 Campbell Valley  
 V2Z 2J6

Residential Detached

**\$829,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>102.00</b>	Approx. Year Built:	<b>1976</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Age:	<b>39</b>
Lot Area (sq.ft.):	Bathrooms:	<b>3</b>	Zoning:	<b>RS1</b>
Flood Plain:	Full Baths:	<b>2</b>	Gross Taxes:	<b>\$4,280.22</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	For Tax Year:	<b>2013</b>
Approval Req?:			Tax Inc. Utilities?:	<b>No</b>
If new, GST/HST inc?:	<b>No</b>		P.I.D.:	<b>029-295-149</b>

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **3 Level Split**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcony(s), Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2013**  
 R.I. Plumbing: **No**  
 R.I. Fireplaces:

Total Parking: **6** 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 : n/a**  
 Fixtures Rmvd: **No : n/a**  
 Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Legal: **PL EPS 1357 LT 2 LD 36 SEC 28 TWP 10**

Amenities: **None**

Site Influences: **Private Setting, Rural Setting**

Features: **Drapes/Window Coverings, Garage Door Opener, Refrigerator, Smoke Alarm, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'	Below	Laundry	11' x 5'			x
Main	Kitchen	15' x 11'			x			x
Main	Eating Area	21' x 9'			x			x
Main	Dining Room	13' x 10'			x			x
Above	Master Bedroom	17' x 15'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	12' x 9'			x			x
Below	Family Room	21' x 12'			x			
Below	Games Room	21' x 20'			x			

Finished Floor (Main): **836**  
 Finished Floor (Above): **704**  
 Finished Floor (Below): **1,247**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,787 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,787 sq. ft.**

# of Rooms: **11**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Crawl**

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

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

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

**Large family home in serene Campbell Valley. Extensively renovated home in prime location. Renos 2013-new septic, flooring, toilets, sinks. Renos 2005-windows, siding, well, stonework, electrical panel. Features 3 spacious bedrooms upstairs, with deck master overlooking back yard. Large, sun room off the kitchen with cooling fans. Lots of kitchen cabinets, european white. Third level features large family room, games room, 4th bdr and laundry. 30,634 sqft lot backs onto ALR. Garage large enough for the 'car buff' Bare land strata property...no fees, meetings etc...just for current street subdivision . Quick possession.**