



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3089417**  
Board: F  
House/Single Family

## 20572 43 AVENUE

Langley  
Brookwood Langley  
V3A 3C2

Residential Detached

**\$1,224,900** (LP)

(SP)



Sold Date:		If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,269,900</b>
Meas. Type: <b>Feet</b>		Bedrooms: <b>4</b>	Approx. Year Built: <b>1972</b>
Frontage(feet): <b>77.00</b>		Bathrooms: <b>3</b>	Age: <b>54</b>
Frontage(metres): <b>23.47</b>		Full Baths: <b>3</b>	Zoning: <b>R-1E</b>
Depth / Size:		Half Baths: <b>0</b>	Gross Taxes: <b>\$4,434.20</b>
Lot Area (sq.ft.): <b>10,164.00</b>		Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.23</b>		P.I.D.: <b>004-596-161</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>			Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>			
Complex/Subdiv:			
First Nation Reserve:			
Services Connected:	<b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>6</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Single</b>		
Exterior: <b>Stucco</b>	Driveway Finish: <b>Concrete</b>		
Foundation: <b>Concrete Slab</b>	Dist. to Public Transit: <b>2 BLKS</b>	Dist. to School Bus: <b>2 BLKS</b>	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>1</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Wood</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Forced Air</b>	Floor Finish: <b>Laminate, Mixed, Tile</b>		
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 177 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 40739**

Amenities: **In Suite Laundry**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,797	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'0 x 19'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'2 x 9'4			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	7'9 x 9'4			x	Main 3
Finished Floor (Basement):	0	Main	Laundry	3'2 x 9'1			x	Bsmt 3
Finished Floor (Total):	1,797 sq. ft.	Main	Primary Bedroom	10'8 x 11'11			x	
Unfinished Floor:	0	Main	Bedroom	8'6 x 10'8			x	
Grand Total:	1,797 sq. ft.	Main	Bedroom	8'6 x 10'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	13'1 x 7'5			x	
		Bsmt	Kitchen	10'0 x 6'10			x	
		Bsmt	Dining Room	8'0 x 5'8			x	
		Bsmt	Living Room	13'6 x 16'4			x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>2</b>	# of Rooms: <b>11</b>	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty (Surrey/152)**

**Nestled in a peaceful Brookwood neighbourhood, this nearly 1100 sqft updated rancher is move-in ready and sure to impress. Step inside to a bright, airy floor plan featuring wide-plank flooring, a cozy wood-burning fireplace and a sleek modern kitchen that connects seamlessly to the living and dining spaces. The covered patio extends your living outdoors, overlooking the private backyard that is perfect for relaxing or entertaining. Other updates include newer hotter tank and furnace. Plus, this home has a a separate, fully renovated 700 sqft 1-bed, 1-bath garden suite that offers versatile space for rentals, guests, a home office, or personal retreat. Plenty of parking and just minutes to schools, shopping and transit. Book your private showing today!**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3096574**  
Board: F  
House/Single Family

## 20624 48 AVENUE

Langley  
Langley City  
V3A 3L6

Residential Detached

**\$1,449,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,449,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1963</b>
Frontage(feet): <b>125.00</b>	Bathrooms: <b>2</b>	Age: <b>63</b>
Frontage(metres): <b>38.10</b>	Full Baths: <b>2</b>	Zoning: <b>RS1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$8,559.23</b>
Lot Area (sq.ft.): <b>27,660.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.63</b>	P.I.D.: <b>004-662-890</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No</b> :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>3 Level Split</b>	Total Parking: <b>8</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>2</b>	Property Disc.: <b>No</b>		
R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b> :		
Fireplace Fuel: <b>Wood</b>	Fixtures Rmvd: <b>No</b> :		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish:		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Other</b>			

Legal: **PARCEL A, LOT 29, PLAN NWP24521, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, (EXPL PL NWP57001) & LOT 30**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,111	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	583	Main	Living Room	18'8 x 17'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	22' x 13'			x	Main 3
Finished Floor (Below):	550	Main	Dining Room	12'8 x 12'2			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	17'6 x 8'2			x	
Finished Floor (Total):	2,244sq. ft.	Main	Solarium	16'7 x 12'2			x	
Unfinished Floor:	0	Main	Bedroom	11'3 x 10'9			x	
Grand Total:	2,244sq. ft.	Above	Bedroom	11'2 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x 8'2			x	
		Above	Bedroom	10'2 x 8'2			x	
				x			x	
Suite: <b>None</b>		Below	Primary Bedroom	17'1 x 14'9			x	
Basement: <b>None</b>		Below	Laundry	8'7 x 7'8			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Court order sale, 3 level home, 5 bedrooms, 2 baths, solarium. Huge lot 27,660 square feet, 2 fireplaces. Easy to show Open house Sunday March 15 from 2 to 4**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3093036**  
Board: F  
House with Acreage

## 22990 70A AVENUE

Langley  
Salmon River  
V2Y 2J9

Residential Detached

**\$1,970,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,970,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1975</b>
Frontage(feet): <b>88.00</b>	Bathrooms: <b>3</b>	Age: <b>51</b>
Frontage(metres): <b>26.82</b>	Full Baths: <b>2</b>	Zoning: <b>SR-1</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,061.88</b>
Lot Area (sq.ft.): <b>56,192.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>1.29</b>	P.I.D.: <b>005-909-082</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>6</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Mixed, Wood</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
	Title to Land: <b>Freehold NonStrata</b> Dist. to School Bus:
Renovations:	Property Disc.: <b>No</b> Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: <b>No</b>
Fireplace Fuel:	Fixtures Rmvd: :
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish:
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 43, PLAN NWP45464, SECTION 17, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences:  
Features:

Finished Floor (Main):	1,513	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'3 x 14'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'5 x 15'2			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	9'5 x 15'9			x	Main 2
Finished Floor (Basement):	1,466	Main	Primary Bedroom	15' x 15'7			x	Bsmt 3
Finished Floor (Total):	2,979sq. ft.	Main	Primary Bedroom	15' x 15'7			x	
Unfinished Floor:	0	Main	Bedroom	14'5 x 9'5			x	
Grand Total:	2,979sq. ft.	Main	Bedroom	9'1 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	23'5 x 14'6			x	
		Bsmt	Bedroom	12'1 x 12'5			x	
		Bsmt	Bedroom	14'4 x 15'6			x	
		Bsmt	Laundry	6'9 x 13'8			x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Court order sale -Rare 1.29-Acre Salmon River Estate – Not in ALR Private and tucked at the end of a quiet cul-de-sac, this 1.29-acre property backs onto greenbelt and offers the perfect blend of space, privacy, and quick Highway 1 access via 232 Street. Zoned SR-1 with home occupation permitted and accessory commercial vehicle parking allowed — ideal for contractors, trades, and home-based businesses. The renovated 2,992 sq.ft. home features 6 bedrooms, 3 bathrooms, and a separate-entry lower level with suite potential. Upgraded 200-amp service, a powered 20'x30' (220V) tent workshop, and a large driveway with room for trucks, trailers, and equipment make this property as functional as it is private. Fully fenced and minutes to D.W Poppy Secondary, park. Easy to show. Try your offers.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3097008**  
Board: F  
House/Single Family

## 19723 31A AVENUE

Langley  
Brookwood Langley  
V2Z 0B2

Residential Detached

**\$2,290,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,290,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>10</b>	Approx. Year Built: <b>2021</b>
Frontage(feet): <b>68.00</b>	Bathrooms: <b>9</b>	Age: <b>5</b>
Frontage(metres): <b>20.73</b>	Full Baths: <b>7</b>	Zoning: <b>R-1D</b>
Depth / Size:	Half Baths: <b>2</b>	Gross Taxes: <b>\$8,667.49</b>
Lot Area (sq.ft.): <b>7,497.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>030-775-531</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community, Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: <b>No</b> :		
Fireplace Fuel:	Fixtures Rmvd: <b>No</b> :		
Fuel/Heating: <b>Hot Water, Natural Gas</b>	Floor Finish: <b>Laminate, Tile</b>		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 20, PLAN EPP63040, SECTION 22, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,990	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,664	Main	Living Room	11'3 x 15'8	Bsmt	Kitchen	15'7 x 9'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9' x 8'11	Bsmt	Bedroom	10'7 x 12'6	Above 5
Finished Floor (Below):	2,012	Main	Kitchen	12'7 x 18'2	Bsmt	Bedroom	10'7 x 12'7	Above 4
Finished Floor (Basement):	0	Main	Foyer	7'8 x 12'11	Bsmt	Living Room	12'1 x 14'	Above 4
Finished Floor (Total):	5,666sq. ft.	Main	Patio	25'11 x 9'11	Bsmt	Kitchen	8'5 x 14'	Above 4
Unfinished Floor:	0	Main	Bedroom	10'1 x 11'5	Bsmt	Bedroom	11'8 x 10'2	Main 3
Grand Total:	5,666sq. ft.	Main	Mud Room	5'9 x 6'2	Bsmt	Bedroom	11'9 x 14'8	Main 2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'8 x 16'9	Bsmt	Bedroom	10'8 x 14'8	Bsmt 3
		Above	Bedroom	12'2 x 18'1				Bsmt 3
		Above	Bedroom	12'6 x 18'1				Bsmt 2
		Above	Bedroom	12'6 x 18'1				
		Above	Laundry	8'8 x'				
		Bsmt	Living Room	15'2 x 12'7				

Suite: **Legal Suite, Unauthorized Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **21**

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

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

**Court-Ordered Sale! Welcome to prestigious Havenwood. This West Coast-inspired home offers 11 bed/9 bath on a 7,439 sqft corner lot. Open-concept main floor with double-height ceilings, bright living/ dining area, family room with built-in entertainment wall, primary bedroom on main plus an additional bedroom. Gourmet kitchen with large island, quartz counters, high-end KitchenAid appliances & spice kitchen. Upper level features 4 spacious bedrooms, all with ensuites, including a luxurious primary suite with fireplace, walk-in closet & entertainment wall. Includes 2 mortgage helpers (2-bed +3-bed) for strong rental income. Great investment & family home opportunity.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3101774**  
Board: F  
House with Acreage

## 1708 197A STREET

Langley  
Brookwood Langley  
V2Z 1K2

Residential Detached

**\$2,990,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,990,000</b>
Meas. Type: <b>Metres</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1985</b>
Frontage(feet): <b>312.99</b>	Bathrooms: <b>3</b>	Age: <b>41</b>
Frontage(metres): <b>95.40</b>	Full Baths: <b>3</b>	Zoning: <b>SR-2</b>
Depth / Size: <b>90.8</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$14,385.41</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>2.14</b>	P.I.D.: <b>002-013-401</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Septic</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Grge/Double Tandem, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold Strata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 42, PLAN NWP64177, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

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

Finished Floor (Main):	1,987	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,031	Main	Family Room	22'10 x 13'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x 9'9			x	Main 3
Finished Floor (Below):	0	Main	Living Room	16'11 x 13'6			x	Above 3
Finished Floor (Basement):	0	Main	Dining Room	13'11 x 13'5			x	Above 3
Finished Floor (Total):	3,018sq. ft.	Main	Eating Area	9'3 x 7'1			x	
Unfinished Floor:	0	Main	Foyer	10'3 x 9'8			x	
Grand Total:	3,018sq. ft.	Main	Games Room	23'6 x 21'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	9'6 x 9'7			x	
Suite:		Main	Utility	10'8 x 8'4			x	
Basement:None		Above	Bedroom	15'5 x 13'10			x	
		Above	Bedroom	12'11 x 8'11			x	
		Above	Bedroom	11'7 x 9'7			x	
		Main	Bedroom	11'1 x 11'6			x	

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **13**  
Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee: **\$0.00**  
ByLaw Restrictions: **No Restrictions**

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

**2.14 acres located in Brookwood's Fernridge plan. This property is designated as Single Family and is the broadest range of housing forms in this plan. Located in a quaint neighbourhood with a rural setting close to Campbell Valley Regional Park and close to 200 St. Great development potential for this up and coming neighbourhood!**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3024949**  
Board: F  
House with Acreage

**3044 240 STREET**  
Langley  
Otter District  
V2Z 1N3

Residential Detached  
**\$3,490,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,050,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1994</b>
Frontage(feet): <b>329.00</b>	Bathrooms: <b>5</b>	Age: <b>32</b>
Frontage(metres): <b>100.28</b>	Full Baths: <b>3</b>	Zoning: <b>RU-3</b>
Depth / Size: <b>2615</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$15,396.43</b>
Lot Area (sq.ft.): <b>862,052.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>19.79</b>	P.I.D.: <b>002-382-415</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Exempt</b>	View: <b>:</b>	Tour:
Complex/Subdiv:	Services Connected: <b>Electricity</b>	
First Nation Reserve:	Sewer Type: <b>Other</b>	Water Supply: <b>Other</b>

Style of Home: <b>2 Storey</b>	Total Parking: <b>10</b> Covered Parking: <b>5</b> Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>NEAR</b> Dist. to School Bus: <b>NEAR</b>
Renovations:	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Natural Gas</b>	Fixtures Rmvd: <b>:</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	Floor Finish:
Type of Roof: <b>Other</b>	

Legal: **LOT 4, PLAN NWP5331, SECTION 22, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Green House, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features: **Other - See Remarks**

Finished Floor (Main):	3,012	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,847	Main	Living Room	15'3 x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 15'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14' x 18'			x	Main 5
Finished Floor (Basement):	0	Main	Family Room	21'4 x 16'			x	Main 2
Finished Floor (Total):	6,859 sq. ft.	Main	Primary Bedroom	16' x 17'			x	Above 4
Unfinished Floor:	0	Main	Den	11' x 11'			x	Above 4
Grand Total:	6,859 sq. ft.	Main	Laundry	6' x 8'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 16'			x	
Suite: <b>Other</b>		Above	Bedroom	11' x 16'			x	
Basement: <b>Crawl</b>		Above	Bedroom	13'8 x 12'6			x	
		Above	Bedroom	10' x 8'			x	
		Above	Recreation Room	25' x 15'			x	
		Above	Den	12' x 15'			x	

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>13</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Country Estate of 19.7 acres. Custom built home, needs some updating. Huge detached barn with 16 horse stable, detached shop and green house.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3080592**  
Board: F  
House with Acreage

## 1701 224 STREET

Langley  
Campbell Valley  
V2Z 1L3

Residential Detached

**\$3,550,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,550,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1959</b>
Frontage(feet): <b>989.86</b>	Bathrooms: <b>5</b>	Age: <b>67</b>
Frontage(metres): <b>301.71</b>	Full Baths: <b>5</b>	Zoning: <b>RU-3</b>
Depth / Size: <b>1277.58</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,776.82</b>
Lot Area (sq.ft.): <b>1,272,387.60</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>29.21</b>	P.I.D.: <b>000-461-890</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>Yes: Mountains</b>	Tour: <b>Virtual Tour URL</b>
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Septic</b>	
First Nation Reserve:	Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>

Style of Home: <b>2 Storey</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Concrete, Frame - Wood</b>	Parking: <b>Open, RV Parking Avail.</b>
Exterior: <b>Mixed</b>	Driveway Finish: <b>Gravel</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Freehold NonStrata</b>
Renovations:	Dist. to School Bus: Land Lease Expiry Year:
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Baseboard</b>	Fixtures Rmvd: <b>No</b>
Outdoor Area: <b>Fenced Yard, Patio(s)</b>	Floor Finish:
Type of Roof: <b>Asphalt, Metal</b>	

Legal: SECTION 18, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, N 990' SE 1/4 SE 1/4

Amenities: **Barn, Workshop Detached**

Site Influences:

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

Finished Floor (Main):	2,843	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,479	Main	Kitchen	17'9 x 17'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'5 x 9'4			x	Main 4
Finished Floor (Below):	0	Main	Living Room	18'8 x 16'8			x	Main 3
Finished Floor (Basement):	0	Main	Den	10' x 9'6			x	Main 3
Finished Floor (Total):	4,322sq. ft.	Main	Recreation Room	19'8 x 19'			x	Above 4
Unfinished Floor:	0	Main	Bedroom	15'7 x 10'5			x	Above 4
Grand Total:	4,322sq. ft.	Above	Primary Bedroom	19' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 11'			x	
		Above	Bedroom	12' x 9'			x	
							x	
							x	
							x	

Suite: **None**  
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **9**

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

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

**COURT ORDERED SALE. Rare 29.21 acre Campbell Valley farm with 2 homes, 4 barns, and 9,000+ sq.ft. warehouse. Approximately 13 acres zoned RU-6 (Agricultural Processing Zone) allowing agricultural processing uses including meat processing/chicken hatchery/office permits (in enclosed buildings; no retail). Balance approx. 15 acres zoned RU-3. Residences include 4,302 sq.ft. main home (4 bed/5 bath) plus a 1,235 sq.ft. second home. Warehouse is an approx. 9,000 sq.ft. solid concrete building with 2 loading docks, ideal for processing operations. 8 hydro meters and 2 wells (approx. 211 ft deep). 3 Phase power on the property, multiple driveways, almost 1000 FT of frontage.**



# Presented by: Mylyne Santos PREC\*

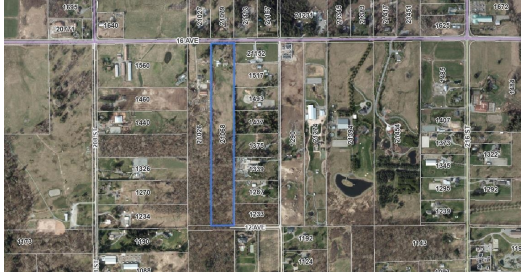
**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3062705**  
Board: F  
House with Acreage

**21068 16TH AVENUE**  
Langley  
Campbell Valley  
V2Z 1K3

Residential Detached  
**\$3,999,999** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,900,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1973</b>
Frontage(feet): <b>330.00</b>	Bathrooms: <b>3</b>	Age: <b>53</b>
Frontage(metres): <b>100.58</b>	Full Baths: <b>3</b>	Zoning: <b>RU-1</b>
Depth / Size: <b>2552</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$11,087.51</b>
Lot Area (sq.ft.): <b>855,106.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>19.63</b>	P.I.D.: <b>008-389-446</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>12</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carport; Multiple, Open, RV Parking Avail.</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Renovations:	Title to Land: <b>Freehold NonStrata</b>
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Leased: <b>No</b> :
Fuel/Heating: <b>Natural Gas</b>	Fixtures Rmvd: :
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish: <b>Mixed</b>
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 7, PLAN NWP36977, PART NW1/4, SECTION 12, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Barn, Guest Suite, Storage**

Site Influences:  
Features:

Finished Floor (Main):	1,445	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'4 x 14'2	Bsmt	Living Room	15'4 x 13'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 10'4	Bsmt	Kitchen	17'10 x 5'6	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'8 x 11'4	Bsmt	Storage	10'4 x 7'11	Main 4
Finished Floor (Basement):	1,885	Main	Eating Area	12'8 x 6'9	Bsmt	Laundry	12'6 x 7'5	Bsmt 4
Finished Floor (Total):	3,330sq. ft.	Main	Primary Bedroom	16'2 x 14'2			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'8			x	
Grand Total:	3,330sq. ft.	Main	Walk-In Closet	1'2 x 3'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	14'1 x 10'5			x	
Suite: <b>Unauthorized Suite</b>		Bsmt	Bedroom	11'3 x 10'2			x	
Basement: <b>Fully Finished, Separate Entry</b>		Bsmt	Laundry	7'11 x 5'6			x	
		Bsmt	Family Room	17'4 x 14'1			x	
		Bsmt	Dining Room	14'0 x 7'0			x	
		Bsmt	Bedroom	14'1 x 12'9			x	

Crawl/Bsmt. Height: # of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>2</b> # of Rooms: <b>17</b>	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

Listing Broker(s): **RE/MAX Real Estate Services**

**A unique opportunity to acquire this 19.63 - acre estate in Langley, BC. The property has a main house featuring 5 bedrooms and 3 bathrooms with a basement that offers a separate entry. There is a 2,300+ sq.ft. barn on the property along with outdoor paddocks which requires some updating, and an outdoor riding area. Ideal for farming or equestrian use, this property has the potential to be subdivided, as there is access at the back of the property from 12th Avenue. Potential buyers are instructed to consult with the Township of Langley.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3080705**  
Board: F  
House with Acreage

## 1760 264 STREET

Langley  
Otter District  
V4W 2N3

Residential Detached

**\$4,000,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,000,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>10</b>	Approx. Year Built: <b>2003</b>
Frontage(feet): <b>774.62</b>	Bathrooms: <b>7</b>	Age: <b>23</b>
Frontage(metres): <b>236.10</b>	Full Baths: <b>7</b>	Zoning: <b>RU-2</b>
Depth / Size: <b>2547.68</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,256.45</b>
Lot Area (sq.ft.): <b>2,047,320.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>47.00</b>	P.I.D.: <b>007-730-101</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tour: <b>Virtual Tour URL</b>
Complex/Subdiv:	Services Connected: <b>Electricity, Natural Gas, Septic</b>	
First Nation Reserve:	Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Shallow</b>

Style of Home: <b>2 Storey</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open, RV Parking Avail.</b>
Exterior: <b>Mixed, Vinyl</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Freehold NonStrata</b>
Renovations:	Dist. to School Bus: Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: <b>No</b>
Fireplace Fuel:	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Baseboard</b>	Fixtures Rmvd: <b>No</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Floor Finish:
Type of Roof: <b>Asphalt</b>	

Legal: **PART S1/2 OF SW1/4, SECTION 18, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 10248**

Amenities:

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

Finished Floor (Main):	2,551	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,433	Main	Kitchen	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	0' x 0'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	0' x 0'			x	Main 4
Finished Floor (Basement):	0	Main	Bedroom	0' x 0'			x	Main 4
Finished Floor (Total):	4,984sq. ft.	Main	Bedroom	0' x 0'			x	Main 4
Unfinished Floor:	0	Above	Bedroom	0' x 0'			x	Above 4
Grand Total:	4,984sq. ft.	Above	Bedroom	0' x 0'			x	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	0' x 0'			x	
Suite: <b>Other</b>		Above	Bedroom	0' x 0'			x	
Basement: <b>Fully Finished</b>				x			x	

Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

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

**Court Ordered Sale. Estate style property centrally located with a 4,984 sq.ft. home built in 2003 on 47 acres. The residence offers 10 bedrooms and 7 bathrooms, open floor plan and views overlooking the blueberry fields. The farm includes approximately 20 acres planted in blueberries with drip irrigation in place. Water supply from four wells. Additional improvements include a Quonset shop (approx. 40' x 60'). Property features a frontage of 775 FT on 264 Street plus additional access off 18 Avenue (from 272 Street).**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3026028**  
Board: F  
House with Acreage

## 22801 8 AVENUE

Langley  
Campbell Valley  
V2Z 2W3

Residential Detached

**\$4,000,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,000,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>2020</b>
Frontage(feet): <b>650.00</b>	Bathrooms: <b>5</b>	Age: <b>6</b>
Frontage(metres): <b>198.12</b>	Full Baths: <b>4</b>	Zoning: <b>RU-3</b>
Depth / Size: <b>(18.38AC)</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$15,296.35</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>18.38</b>	P.I.D.: <b>009-224-262</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>10</b> Covered Parking: <b>3</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple</b>
Exterior: <b>Mixed</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
	Title to Land: <b>Freehold NonStrata</b> Dist. to School Bus:
Renovations:	Property Disc.: <b>No</b> Land Lease Expiry Year:
# of Fireplaces: <b>2</b> R.I. Fireplaces:	Fixtures Leased: <b>No :</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No :</b>
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Wall/Wall/Mixed</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **PARCEL A, LOT 2, PLAN NWP23355, SECTION 8, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, (REF PL 35296)**

Amenities: **None**

Site Influences: **Private Setting**

Features:

Finished Floor (Main):	2,197	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,035	Main	Great Room	20' x 20'1	Above	Bedroom	13' x 14'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 16'7	Above	Walk-In Closet	7' x 3'10	Main 2
Finished Floor (Below):	0	Main	Dining Room	15' x 18'	Above	Laundry	10'1 x 7'	Above 3
Finished Floor (Basement):	2,207	Main	Nook	15' x 11'6	Bsmt	Games Room	22'11 x 17'6	Above 5
Finished Floor (Total):	6,439sq. ft.	Main	Pantry	6'1 x 9'7	Bsmt	Recreation Room	21'7 x 29'6	Above 4
Unfinished Floor:	0	Main	Study	13' x 12'	Bsmt	Bedroom	14'8 x 17'8	Bsmt 3
Grand Total:	6,439sq. ft.	Main	Mud Room	8'3 x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	13'1 x 19'6			x	
		Above	Primary Bedroom	15' x 17'			x	
		Above	Walk-In Closet	10' x 11'10			x	
		Above	Bedroom	17'9 x 19'			x	
		Above	Walk-In Closet	5'9 x 5'9			x	
		Above	Bedroom	15' x 12'			x	

Suite: **None**  
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **19**

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

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

**Very PRIVATE 18+ Acre Estate in South Langley's Campbell Valley. 5 Year Old Custom built 2 Story plus Basement Home with High End Finishings and functional, open floorplan. Foundation for the Barn is already poured. Imagine a gorgeous Equestrian Estate. 5 Bedrooms, 5 Bathrooms and Separate Basement access with enough room for a large or multi-generational family setup. Upstairs boasts 4 bdms including a Primary suite w/huge walk-in closet & an luxurious 5 pce ensuite. Gorgeous view from your own Primary Bedroom balcony. Relax and play in your media and bar room downstairs. Great Room is an Entertainers Delight on the main with a Country Gourmet Kitchen, and 13 ft ceilings. Too much to list here. Conveniently situated close to riding trails & parks.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3101668**  
Board: F  
House with Acreage

## 20108 32 AVENUE

Langley  
Brookwood Langley  
V2Z 2E1

Residential Detached

**\$4,449,000** (LP)

(SP)



Sold Date:		If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$4,449,000</b>
Meas. Type: <b>Feet</b>		Bedrooms: <b>5</b>	Approx. Year Built: <b>1985</b>
Frontage(feet): <b>117.30</b>		Bathrooms: <b>4</b>	Age: <b>41</b>
Frontage(metres): <b>35.75</b>		Full Baths: <b>3</b>	Zoning: <b>SR2</b>
Depth / Size: <b>315.8</b>		Half Baths: <b>1</b>	Gross Taxes: <b>\$18,821.38</b>
Lot Area (sq.ft.): <b>57,063.59</b>		Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>1.31</b>		P.I.D.: <b>000-949-752</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:			Tour:
View: :			
Complex/Subdiv: <b>South Brookwood</b>			
First Nation Reserve:			
Services Connected: <b>Electricity, Natural Gas</b>			
Sewer Type: <b>Septic</b>		Water Supply: <b>Well - Drilled</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

Total Parking: **9** Covered Parking: **7** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, Garage; Triple, Grge/Double Tandem**  
Driveway Finish:  
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: :  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **WEST HALF LOT 16 EXCEPT: EAST 138 FEET; SECTION 23 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 2515**

Amenities: **Barn, Garden, Pool; Outdoor, Storage, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Rural Setting, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Storage Shed, Swimming Pool Equip., Vacuum - Built In, Windows - Thermo**

Finished Floor (Main):	2,480	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,100	Main	Living Room	30'0 x 15'0	Above	Bedroom	15'0 x 12'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'0 x 12'0	Above	Bedroom	13'0 x 11'0	Main 4
Finished Floor (Below):	0	Main	Kitchen	17'0 x 11'0			x	Main 2
Finished Floor (Basement):	0	Main	Eating Area	11'6 x 12'6			x	Above 5
Finished Floor (Total):	3,580sq. ft.	Main	Family Room	20'0 x 11'4			x	Above 4
Unfinished Floor:	0	Main	Den	11'0 x 8'3			x	
Grand Total:	3,580sq. ft.	Main	Bedroom	15'0 x 11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'0 x 10'0			x	
		Main	Laundry	10'0 x 9'0			x	
		Main	Utility	10'0 x 6'0			x	
		Main	Storage	12'0 x 14'0			x	
		Main	Foyer	8'8 x 8'0			x	
		Above	Primary Bedroom	22'0 x 12'0			x	

Suite:  
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **15**

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

Listing Broker(s): **RE/MAX 2000 Realty**

**Court ordered sale. Property is located within the Booth Neighbourhood Plan area and is designated for future higher density residential development, subject to municipal approvals. The site is well positioned near transit corridors, schools, and established amenities, and is surrounded by ongoing and proposed redevelopment. The property offers potential for townhome or multi-family development as part of the area's long term planning vision. The home is sold on an "as is, where is" basis. No representations or warranties are made. Buyers can conduct their own due diligence with respect to zoning, density, and development potential.**



Presented by:

# Mylyne Santos PREC\*

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R3103974**  
Board: F  
House with Acreage

## 1061 216 STREET

Langley  
Campbell Valley  
V2Z 1R3

Residential Detached

**\$5,250,000** (LP)   
(SP)



Sold Date:		If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$5,250,000</b>
Meas. Type:	<b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2010</b>
Frontage(feet):	<b>340.90</b>	Bathrooms: <b>5</b>	Age: <b>16</b>
Frontage(metres):	<b>103.91</b>	Full Baths: <b>3</b>	Zoning: <b>RU-1</b>
Depth / Size:	<b>442,134</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$16,162.17</b>
Lot Area (sq.ft.):	<b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres):	<b>10.15</b>	P.I.D.:	Tax Inc. Utilities?:
Flood Plain:		<b>007-170-246</b>	Tour: <b>Virtual Tour URL</b>
View:	<b>No :</b>		
Complex/Subdiv:			
First Nation Reserve:			
Services Connected:	<b>Electricity, Natural Gas, Septic</b>		
Sewer Type:	<b>Septic</b>	Water Supply:	<b>Well - Drilled</b>

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>Covered Parking:</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open, RV Parking Avail.</b>	
Exterior: <b>Fibre Cement Board</b>	Driveway Finish:	
Foundation: <b>Concrete Perimeter, Concrete Slab</b>	Dist. to Public Transit:	Dist. to School Bus:
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:
# of Fireplaces: <b>R.I. Fireplaces:</b>	Reno. Year:	
Fireplace Fuel:	Rain Screen:	
Fuel/Heating: <b>Electric, Radiant</b>	Metered Water:	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	R.I. Plumbing:	
Type of Roof: <b>Asphalt, Metal</b>	Fixtures Leased: <b>No :</b>	
	Fixtures Rmvd: <b>No :</b>	
	Floor Finish: <b>Mixed</b>	

Legal: **LOT 13, PLAN NWP35151, PART SE1/4, SECTION 12, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 41999, MANUFACTURED HOME REG.# 96101**

Amenities: **Barn, In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,829	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,363	Main	Living Room	30' x 16'11"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 11'10"			x	Main 2
Finished Floor (Below):	1,460	Main	Den	10'10 x 9'2"			x	Above 3
Finished Floor (Basement):	0	Main	Office	13' x 12'			x	Main 2
Finished Floor (Total):	4,652sq. ft.	Main	Mud Room	12' x 7'11"			x	
Unfinished Floor:	0						x	
Grand Total:	4,652sq. ft.	Above	Primary Bedroom	18'5 x 17'4"			x	Below 3
		Above	Bedroom	10'3 x 10'2"			x	Above 3
		Above	Bedroom	10'2 x 10'			x	
							x	
							x	
							x	
							x	

Suite: **Unauthorized Suite**  
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **0** # of Rooms: **8**

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

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

**Court order sale, 10.15 acres Equestrian Estate, 26 stall barn, 8 outdoor paddock with shelters, 80x200 indoor arena. Main house is 4652 square feet, plus additional 2750 updated home. Located across Chaberton Estate Winery and steps to Campbell Valley Park. Allow time for showings. OPEN HOUSE APRIL 12 FROM 2 TO 4**