



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**Active**  
**R3016974**  
Board: F  
House/Single Family

**19745 48A AVENUE**

Langley  
Langley City  
V3A 4W2

Residential Detached

**\$1,259,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,259,999</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>64.00</b>	Bathrooms: <b>4</b>	Age: <b>48</b>
Frontage(metres): <b>19.51</b>	Full Baths: <b>2</b>	Zoning: <b>RS1</b>
Depth / Size: <b>0</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$6,804.75</b>
Lot Area (sq.ft.): <b>8,058.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>005-108-578</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: **3 Storey, Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

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

Reno. Year: **9999**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Carport; Multiple**  
Driveway Finish:  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **LOT 208, PLAN NWP53072, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP64502**

Amenities:

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

Features:

Finished Floor (Main):	1,587	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	13'1 x22'5			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'4 x9'2			x	Main	2
Finished Floor (Below):	594	Main	Kitchen	12' x9'9			x	Above	2
Finished Floor (Basement):	0	Above	Bedroom	10'3 x9'10			x	Above	3
		Above	Bedroom	12'4 x9'10			x	Below	4
Finished Floor (Total):	2,181sq. ft.	Above	Primary Bedroom	12'6 x13'6			x		
Unfinished Floor:	0	Below	Bedroom	9' x8'			x		
Grand Total:	2,181sq. ft.	Below	Recreation Room	13'1 x12'6			x		
		Below	Living Room	18'9 x14'7			x		
		Below	Bedroom	9' x8'			x		
		Below	Bedroom	9' x8'			x		
		Below	Kitchen	7'4 x9'7			x		
				x			x		
Suite: <b>Unauthorized Suite</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement: <b>Crawl</b>		MHR#:			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:							
# of Kitchens: 2	# of Rooms: 12								

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

**Sutton Group-West Coast Realty**

**Welcome to this 6 bed, 5 bath home in the desirable Langley City area. Perfectly suited for a large family or those who love to entertain, this property offers plenty of room and great potential. Inside, the home greets you with laminate flooring and large windows that allow natural light to come into each room, creating a bright atmosphere. The kitchen is well-equipped, featuring quartz countertops, white cabinetry, a gas range, and stainless steel appliances. Layout allows for flexibility to create an office, gym, or guest suite. The five bathrooms are functional and spread conveniently throughout the home, providing comfort for both family members and visitors. Situated in a sought-after neighborhood, this home offers both room to grow and a chance to add your personal touch.**



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**Active**  
**R2997695**  
Board: F  
House/Single Family

## 4943 215 STREET

Langley  
Murrayville  
V3A 2M1

Residential Detached

**\$2,350,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,350,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2015</b>
Frontage(feet): <b>72.18</b>	Bathrooms: <b>3</b>	Age: <b>10</b>
Frontage(metres): <b>22.00</b>	Full Baths: <b>2</b>	Zoning: <b>R-1E</b>
Depth / Size: <b>22.00</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$9,310.52</b>
Lot Area (sq.ft.): <b>11,625.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.27</b>	P.I.D.: <b>029-479-967</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
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: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Stone**  
Foundation: **Concrete Perimeter**

Renovations:  
# 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:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple, Open, RV Parking Avail.**  
Driveway Finish: **Asphalt**  
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, Mixed, Tile**

Legal: **LOT 3 SECTION 1 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP44758**

Amenities: **Air Cond./Central, Garden, In Suite Laundry, Sauna/Steam Room**

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

Features: **Air Conditioning, Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Hot Water Dispenser, Oven - Built In, Range Top, Refrigerator, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,934	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,844	Main	Great Room	19'6' x 18'	Above	Bedroom	12'1' x 11'6'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6' x 11'6'	Above	Bedroom	12'3' x 11'6'	Main	2
Finished Floor (Below):	0	Main	Kitchen	19'9' x 12'5'	Above	Recreation Room	22'4' x 15'4'	Above	5
Finished Floor (Basement):	0	Main	Pantry	8'6' x 7'1"	Above	Loft	11' x 8'10"	Above	5
Finished Floor (Total):	3,778sq. ft.	Main	Playroom	14'3' x 12'1"			x		
Unfinished Floor:	0	Main	Den	12'1' x 12'			x		
Grand Total:	3,778sq. ft.	Main	Laundry	11'3' x 8'6"			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	17'3' x 9'3"			x		
		Main	Foyer	11'7' x 8'10"			x		
				x			x		
Suite: <b>None</b>		Above	Primary Bedroom	17'9' x 14'			x		
Basement: <b>Crawl</b>		Above	Walk-In Closet	10' x 9'1"			x		
		Above	Bedroom	13' x 11'10"			x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>16</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**STUNNING CUSTOM HOME THAT CHECKS ALL THE BOXES!** The ultimate entertainer's dream + perfect family layout! Step into the impressive Great Room w/ 18' vaulted ceilings, spacious Dining, & show-stopper Chef's Kitchen—S/S appliances, dbl wall oven, 5-burner cooktop, massive island, quartz counters, huge pantry & tons of storage. Main flr also features a bright Office, Playroom & oversized Mud/Laundry rm. Upstairs you'll find a dreamy Primary w/ tray ceiling, W/I closet & spa-like Ensuite w/ soaker tub + W/I shower. 3 more spacious Bdrms, open Loft & a HUGE Games Rm complete the upper level. The backyard is a total 10—vaulted cov'd deck w/ gas fireplace, west-facing, private & lush w/ mature trees. Too many features to list! Steps to Porter Park & Murrayville Academy. Don't miss this gem!



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**Active**  
**R3022733**  
Board: F  
House with Acreage

**2527 256 STREET**

Langley  
Otter District  
V4W 1Y3

Residential Detached

**\$2,898,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,898,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1971</b>
Frontage(feet): <b>326.49</b>	Bathrooms: <b>3</b>	Age: <b>54</b>
Frontage(metres): <b>99.51</b>	Full Baths: <b>3</b>	Zoning: <b>RU-3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,351.89</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>10.00</b>	P.I.D.: <b>001-460-650</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: :		
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: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Grge/Double Tandem**  
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: **PARCEL S1/2 D, PART S1/2 OF SE1/4, SECTION 23, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, THE S 1/2 OF PCL D (EXPL PL 2721)**

Amenities:

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

Finished Floor (Main):	1,606	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	17'10 x 12'	Bsmt	Flex Room	18'1 x 12'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'10 x 10'8	Bsmt	Office	23'4 x 12'6	Main	3
Finished Floor (Below):	0	Main	Dining Room	13'6 x 11'11	Bsmt	Recreation Room	17'11 x 10'11	Main	4
Finished Floor (Basement):	2,196	Main	Foyer	6'4 x 3'5	Bsmt	Media Room	19'10 x 20'	Bsmt	3
Finished Floor (Total):	3,802sq. ft.	Main	Primary Bedroom	12'3 x 13'	Bsmt	Storage	19'10 x 9'2		
Unfinished Floor:	0	Main	Walk-In Closet	7'2 x 4'4			x		
Grand Total:	3,802sq. ft.	Main	Bedroom	9'11 x 10'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9' x 9'5			x		
		Main	Bedroom	8'8 x 9'5			x		
		Main	Bedroom	8'9 x 9'3			x		
Suite: <b>None</b>		Bsmt	Bedroom	11'10 x 10'6			x		
Basement: <b>Full</b>		Bsmt	Bedroom	11'11 x 9'3			x		
		Bsmt	Laundry	13'4 x 12'8			x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>18</b>	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Momentum Realty Inc.**

**Momentum Realty Inc.**

**Welcome to 10 acres of countryside in Langley's coveted Otter District—perfect for horse lovers and multi-use rural living. A winding tree-lined driveway leads to an updated post & beam split-entry home with vaulted ceilings, granite counters, and an open layout flowing to a private covered patio. With 5 bedrooms up, 2 down, a spacious rec room, soundproof media room, and fireplaces on both levels, there's space for everyone. Enjoy views of fenced paddocks and a sand riding arena from the home. The deluxe 12-stall barn features rubber matting, stamped concrete, tack & feed rooms, and a covered wash bay. The property also offers cross-fenced paddocks, green space, an insulated 21x23 garage, hay shed, and workshop! Call for more details today!**



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**Active**  
**R3012545**  
Board: F  
House with Acreage

**1708 197A STREET**

Langley  
Brookwood Langley  
V2Z 1K2

Residential Detached

**\$3,280,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,280,000</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>40</b>
Frontage(metres): <b>95.40</b>	Full Baths: <b>3</b>	Zoning: <b>SR-2</b>
Depth / Size: <b>90.80</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$15,988.55</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</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 NonStrata** 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 x13'5			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'6 x9'9			x	Main	3
Finished Floor (Below):	0	Main	Living Room	16'11 x13'6			x	Above	3
Finished Floor (Basement):	0	Main	Dining Room	13'11 x13'5			x	Above	3
Finished Floor (Total):	3,018sq. ft.	Main	Eating Area	9'3 x7'1			x		
Unfinished Floor:	0	Main	Foyer	10'3 x9'8			x		
Grand Total:	3,018sq. ft.	Main	Games Room	23'6 x21'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	9'6 x9'7			x		
Suite:		Main	Utility	10'8 x8'4			x		
Basement:None		Above	Primary Bedroom	15'5 x13'10			x		
		Above	Bedroom	12'11 x8'11			x		
		Above	Bedroom	11'7 x9'7			x		
		Main	Bedroom	11'1 x11'6			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee: \$0.00			
ByLaw Restrictions: No Restrictions									

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

**Planet Group Realty Inc.**

**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!**





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**Active**  
**R2998267**  
Board: F  
House with Acreage

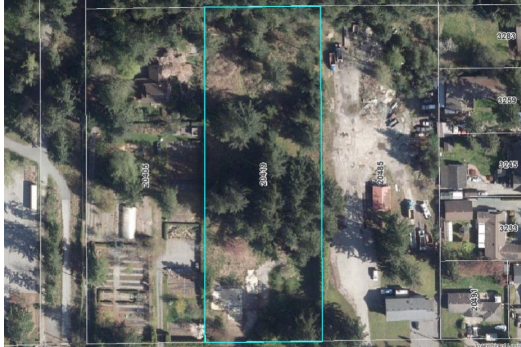
**20419 32 AVENUE**

Langley  
Brookwood Langley  
V2Z 2C7

Residential Detached

**\$4,850,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$4,850,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1990</b>
Frontage(feet): <b>185.00</b>	Bathrooms: <b>2</b>	Age: <b>35</b>
Frontage(metres): <b>56.39</b>	Full Baths: <b>1</b>	Zoning: <b>SR-2</b>
Depth / Size: <b>512</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$20,642.48</b>
Lot Area (sq.ft.): <b>93,218.40</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>2.14</b>	P.I.D.: <b>002-505-282</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv: <b>BROOKSWOOD</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
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 SECTION 26 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 60400**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 17'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 10'			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	15' x 11'			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 11'9"			x	
Finished Floor (Total):	1,400sq. ft.	Main	Bedroom	12'2 x 9'			x	
Unfinished Floor:	0	Main	Laundry	11'5 x 6'			x	
Grand Total:	1,400sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>None</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>6</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**RE/MAX Colonial Pacific Realty**

**BOOTH PLAN BROOKSWOOD:** An excellent opportunity to purchase 2.14 acres in the rapidly developing Booth area of Brookwood. The Neighborhood Plan shows a mix of 5,000 to 7,000 sq.ft. single family residential lots as the developable land use. Blocks away from a major proposed Commercial Village development from Pattison Developments and several ongoing larger single family developments by Qualico on 205th Street. The parcel is level land, no watercourses with 185' of frontage on 32nd Avenue and depth of 512'. This is a Court Ordered sale and the existing house has been demolished.



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

**3044 240 STREET**

Langley  
Otter District  
V2Z 1N3

Residential Detached

**\$5,050,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Frontage(feet): **329.00**  
Frontage(metres): **100.28**  
Depth / Size: **2615**  
Lot Area (sq.ft.): **0.00**  
Lot Area (acres): **19.79**  
Flood Plain: **Exempt**  
View: **:**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity**  
Sewer Type: **Other**

If new, GST/HST inc?:  
Bedrooms: **5**  
Bathrooms: **5**  
Full Baths: **4**  
Half Baths: **1**  
Rear Yard Exp:  
P.I.D.: **002-382-415**

Original Price: **\$5,050,000**  
Approx. Year Built: **1994**  
Age: **31**  
Zoning: **RU-3**  
Gross Taxes: **\$15,396.43**  
For Tax Year: **2024**  
Tax Inc. Utilities?: **No**  
Tour:

Water Supply: **Other**

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

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

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

Total Parking: **8** Covered Parking: **3** Parking Access: **Side**  
Parking: **Garage; Triple**  
Driveway Finish:  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish:

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' x18'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x15'			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	14' x18'			x	Main	5
Finished Floor (Basement):	0	Main	Family Room	21'4' x16'			x	Above	4
		Main	Primary Bedroom	16' x17'			x	Above	4
Finished Floor (Total):	6,859sq. ft.	Main	Den	11' x11'			x	Above	3
Unfinished Floor:	0	Main	Laundry	6' x8'			x		
Grand Total:	6,859sq. ft.	Above	Bedroom	11' x16'			x		
		Above	Bedroom	11' x16'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'8' x12'6			x		
		Above	Bedroom	10' x8'			x		
Suite: <b>Other</b>		Above	Recreation Room	25' x15'			x		
Basement: <b>Crawl</b>		Above	Den	12' x15'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 13	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  
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**Active**  
**R2919655**  
Board: F  
House with Acreage

**558 248 STREET**

Langley  
Otter District  
V4W 2H2

Residential Detached

**\$9,450,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$9,450,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1996</b>
Frontage(feet):	Bathrooms: <b>7</b>	Age: <b>29</b>
Frontage(metres):	Full Baths: <b>7</b>	Zoning: <b>RU2</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$24,493.86</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>47.35</b>	P.I.D.: <b>006-566-723</b>	Tax Inc. Utilities?:
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: **3 Storey**  
Construction: **Brick, Concrete, Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **4** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **30** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail.**  
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: **No :**  
Floor Finish:

Legal: **LOT 4, PLAN NWP42963, PART NW1/4, SECTION 2, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Indoor**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Water Dispenser, Security System, Smoke Alarm, Swimming Pool Equip., Vacuum - Built In, Wet Bar**

Finished Floor (Main):	4,738	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,079	Main	Foyer	26'10 x 15'4	Above	Flex Room	20'3 x 18'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	26'6 x 19'1	Above	Loft	20'3 x 10'0	Main	6
Finished Floor (Below):	4,550	Main	Dining Room	21'11 x 19'4	Above	Nook	19'5 x 15'0	Main	3
Finished Floor (Basement):	0	Main	Family Room	18'4 x 15'6	Below	Recreation Room	32'7 x 18'9	Above	4
Finished Floor (Total):	12,367sq. ft.	Main	Kitchen	18'8 x 15'5	Below	Gym	27'9 x 18'9	Above	4
Unfinished Floor:	0	Main	Eating Area	23'10 x 16'11	Below	Bar Room	12'8 x 6'10	Above	4
Grand Total:	12,367sq. ft.	Main	Library	20'3 x 17'0	Below	Utility	23'2 x 18'8	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	20'4 x 18'2			x	Below	4
Suite:		Main	Office	15'9 x 12'3			x		
Basement:Fully Finished		Above	Primary Bedroom	19'5 x 16'4			x		
		Above	Bedroom	19'4 x 16'1			x		
		Above	Bedroom	19'4 x 16'1			x		
		Above	Bedroom	16'11 x 15'4			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 20	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd. Angell, Hasman & Associates Realty Ltd. Sutton Group-West Coast Realty (Surrey/24)**

**Magnificent Country Estate! Incredible Opportunity to own this one-of-a-kind 12,400 sqft Majestic Manor set on 47.35 Prime Acres of Serene Rolling Pastures and Soaring Mountain Views, set on one of best streets in South Langley. Famous Hollywood Movie location! Built for and owned by Champions of Industry. Indoor Pool, Tennis Court, Riding Arena & Trails, Caretaker's House with shop. Tested water source with excellent UV water filtration system. Live camera security system. This Grand Estate can be yours. Incredible Setting, one-of-a-kind property that can not be replaced due to the new Provincial laws restricting new home builds on ALR land to under 5400 square feet. No Streams. OPEN HOUSE ON TUESDAY, MARCH 11th FROM 3:00PM to 5:00PM.**