



Presented by:

Matt Thiessen

HomeLife Glenayre Realty Company Ltd.

Phone: 778-549-8606

www.matthiessen.com

matt@kinfolkrealty.com



Active
R2328081
Board: F
House/Single Family

25553 68 AVENUE

Langley
County Line Glen Valley
V4W 1T9

Residential Detached

\$695,000 (LP)

(SP)



Sold Date:	Frontage (feet):	151.10	Original Price: \$695,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1945
Depth / Size:	Bathrooms:	1	Age: 73
Lot Area (sq.ft.): 23,523.00	Full Baths:	1	Zoning: RU-3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,271.38
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-192-121
			Tour:
View:	Yes: Countryside		
Complex / Subdiv:			
Services Connected:	Electricity		

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Other**

Legal: **PL NWP1440 LT 24 LD 36 SEC 14 TWP 11. PARCEL B, (REF PL 9635).**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'6			x			x
Main	Kitchen	13' x 15'5			x			x
Main	Master Bedroom	10'6 x 10'3			x			x
Main	Bedroom	10' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	800	# of Rooms:	4	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	800 sq. ft.	Crawl/Bsmt. Height:	6'		5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Bed	6							Door Height:
Grand Total:	800 sq. ft.	Basement:	Crawl	Bed	7							
				Bed	8							

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

Desirable Glen Valley living with plenty of opportunity! If you are looking for a peaceful setting, you found it here on this quiet dead end road! This home is either a great fixer upper or you could build your dream home on your dream property. Enjoy the tranquil location while being only minutes from HWY 1. Don't miss out!



Presented by:

Matt Thiessen

HomeLife Glenayre Realty Company Ltd.

Phone: 778-549-8606

www.matthiessen.com

matt@kinfolkrealty.com



Active
R2329763
Board: F
House with Acreage

20838 LOUIE CRESCENT

Langley
Walnut Grove
V1M 4B2

Residential Detached
\$1,025,000 (LP)
(SP)



Sold Date:	Frontage (feet):	165.00	Original Price: \$1,025,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1950
Depth / Size: 416	Bathrooms:	1	Age: 69
Lot Area (sq.ft.): 60,112.80	Full Baths:	1	Zoning: RU-5
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$3,220.97
Rear Yard Exp: South			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-066-270
			Tour: Virtual Tour URL
View: No			
Complex / Subdiv:			
Services Connected: Electricity, Septic			

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Well - Shallow**
 Fuel/Heating: **Electric, Wood**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **9999**
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: **4** Parking Access: **Front**
 Parking: **Add. Parking Avail., Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No : See Schedule "A"**
 Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP4283 LT 2 DL 53 LD 36 EXEPT PLAN PCL B (N96360E)**

Amenities: **Workshop Detached**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 17'			x			x
Main	Dining Room	12'8 x 8'			x			x
Main	Kitchen	13' x 8'			x			x
Main	Master Bedroom	15' x 11'			x			x
Main	Bedroom	11' x 8'			x			x
Main	Utility	19' x 8'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,243	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings	
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:	35 x 30
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:	30 x 22
Finished Floor (Basement):	0	Suite:	None		4							Pool:	
Finished Floor (Total):	1,243 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:	
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Door Height:	
Grand Total:	1,243 sq. ft.	Basement:	None		6								
					7								
					8								

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

Great buying opportunity, priced below assessed value. At 1.38 acres, and featuring a recently updated 1,243sf. rancher and 2 large, heated shops (35x30 and 30x22), this property has lots of opportunity! The rancher features an open floorplan with 2 bedrooms, 1 bathroom and nice living area with wood stove. Keep the current home and add on to it, or tear it down and build your dream home in a stunning location. Private, fenced and hedged yard, with loads of parking. Located right next to Grant's Marina, and just a short walk to the Trans Canada Trail / Derby Reach, this truly is a serene spot to call home! Do not access the property without an appointment, this is a Court Ordered Sale. Call now, and act fast!