



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 Sutton Grp-West Coast Realty

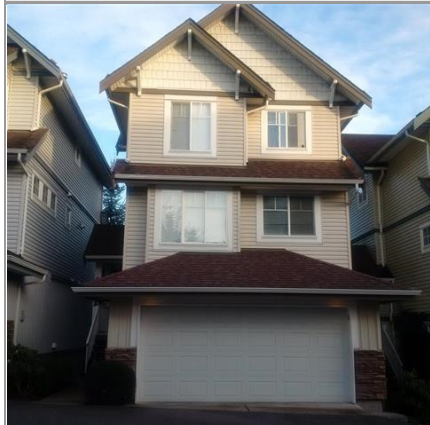


www.homeshuntersbc.com  
 doc@homehuntersbc.com

**Active**  
**R2142958**  
 Board: F  
 Townhouse

**4 20582 67 AVENUE**  
 Langley  
 Willoughby Heights  
 V2Y 3B2

Residential Detached  
**\$262,500 (LP)**  
 (SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$262,500</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2005</b>
Depth / Size:	Bathrooms: <b>3</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Flood Plain: <b>No</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,046.08</b>
Rear Yard Exp:		For Tax Year: <b>2016</b>
Approval Req?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>026-065-029</b>
		Tour:

View: **No :**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Legal: **PL BCS1000 LT 4 DL 311 NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 10'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	9'5 x 10'4			x			x
Main	Family Room	12' x 16'			x			x
Main	Nook	9'4 x 9'5			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Master Bedroom	15' x 11'			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>791</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>775</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>460</b>	# of Levels: <b>3</b>	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	Above	3	No	Pool:
Finished Floor (Total): <b>2,026 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Part</b>	6				
Grand Total: <b>2,026 sq. ft.</b>		7				
		8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, half interest only. 3 level T-home fully detached. Located close to school and shopping. Ideal for investors. Buyers must have cash.**



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**Active**  
**R2139499**  
 Board: F  
 House with Acreage

**23585 24 AVENUE**  
 Langley  
 Campbell Valley  
 V2Z 3A2

Residential Detached  
**\$1,295,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,295,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**  
 Depth / Size: **(1.92AC)** Bathrooms: **2** Age: **999**  
 Lot Area (sq.ft.): **83,500.00** Full Baths: **2** Zoning: **RU3**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,645.44**  
 Rear Yard Exp: **North** For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-555-156**  
 Tour:  
 View: :  
 Complex / Subdiv: **Otter District**  
 Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **Basement Entry, Split Entry**  
 Construction: **Concrete, Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year:  
 # of Fireplaces: **1** R.I. Plumbing:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **3** Parking Access: **Side**  
 Parking: **Add. Parking Avail., DetachedGrge/Carport, RV Parking Avail.**  
 Dist. to Public Transit: Dist. to School Bus: **3 BLKS**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP22806 LT 18 SEC 21 TWP 10 NWD EXC: PT DEDICATED ROAD ON PL 37308.**

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

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Kitchen	17' x 14'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Family Room	28' x 11'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Bsmt	Recreation	21' x 12'			x			x
Bsmt	Media Room	18' x 13'			x			
Bsmt	Laundry	9' x 7'			x			

Finished Floor (Main): <b>1,545</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	5	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Bsmt	3	No	Workshop/Shed: <b>50x40</b>
Finished Floor (Basement): <b>1,475</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total): <b>3,020 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>40x50</b>
	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total: <b>3,020 sq. ft.</b>		7				
		8				

Listing Broker(s): **Royal LePage West Real Estate Services**

**Nicely remodeled 3 bdrm bsmt home on 1.92 pastoral acres in S. Langley's beautiful Otter dist. This fabulous property is loaded with many features to suit any active family. Included are inground pool & pond area with bon fire pit, 40'x50' workshop & attached 4 stall barn/tack rm/hay loft, a 60'x130' riding area, 2 lrg paddocks with pastures in front & back of property all fenced and landscaped. Walking distance to school. A great place for horse lovers and mechanics. Hurry on this awesome hobby farm.**