



Presented by:  
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**Active**  
**R2103620**  
 Board: F  
 House/Single Family

## 21806 86A AVENUE

Langley  
 Fort Langley  
 V1M 3S7

Residential Detached

**\$1,859,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>93.00</b>	Original Price: <b>\$1,859,000</b>
Depth / Size (ft.): <b>385</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>2003</b>
Lot Area (sq.ft.): <b>35,805.00</b>	Bathrooms:	<b>6</b>	Age: <b>13</b>
Flood Plain:	Full Baths:	<b>5</b>	Zoning: <b>RU-1</b>
Rear Yard Exp: <b>South</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$9,442.54</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>025-813-226</b>
			Tour:

View: **Yes: Farm fields to the south**

Complex / Subdiv:

Services Connected: **Electricity, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stone, Vinyl**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **4**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **12** Covered Parking: **3** Parking Access:  
 Parking: **Garage; Triple**

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: **Hardwood, Mixed, Tile**

Dist. to School Bus:

Legal: **PL BCS633 LT 2 SEC 30 TWP 11 NWD**

Amenities:

Site Influences: **Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 15'6	Above	Laundry	3' x 9'8			x
Main	Dining Room	13'10 x 13'4	Above	Games Room	13'10 x 14'2			x
Main	Kitchen	13'10 x 17'	Above	Hobby Room	11'10 x 15'			x
Main	Eating Area	11'4 x 10'6	Bsmt	Bedroom	10'8 x 12'			x
Main	Family Room	18' x 13'6	Bsmt	Bedroom	10'4 x 11'8			x
Above	Master Bedroom	16'1 x 15'	Bsmt	Bedroom	13' x 10'			x
Above	Bedroom	14'9 x 10'6	Bsmt	Family Room	17' x 11'8			x
Above	Bedroom	11'3 x 11'4	Bsmt	Kitchen	8' x 12'10			x
Above	Bedroom	11'3 x 13'8	Bsmt	Eating Area	10'5 x 11'8			x
Above	Walk-In Closet	14'9 x 7'			x			

Finished Floor (Main): **1,812**  
 Finished Floor (Above): **2,015**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,812**  
 Finished Floor (Total): **5,639 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **5,639 sq. ft.**

# of Rooms: **19**  
 # of Kitchens: **2**  
 # of Levels: **3**  
 Suite: **Unauthorized Suite**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **3** Beds not in Basement: **4**  
 Basement: **Full, Fully Finished, Separate Entry**

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

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

Listing Broker(s): **RE/MAX Little Oak Realty**

**ON HOLD**