



Presented by:  
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elevation

**Active**  
**R2311857**  
Board: F  
House/Single Family

**27007 26 AVENUE**  
Langley  
Aldergrove Langley  
V4W 3N6

Residential Detached  
**\$1,798,900 (LP)**  
(SP)



Sold Date: Frontage (feet): **82.35** Original Price: **\$1,798,900**  
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2015**  
Depth / Size: **133.20** Bathrooms: **8** Age: **3**  
Lot Area (sq.ft.): **10,979.00** Full Baths: **7** Zoning: **R-1D**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$7,627.55**  
Rear Yard Exp: **North** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-561-282**  
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House**  
Construction: **Frame - Wood**  
Exterior: **Hardi Plank, Stone, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **4** R.I. Plumbing:  
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **4** Parking Access: **Front, Side**  
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 1 PLAN LMP42791 PART1 SE SECTION 19 TOWNSHIP 13 LAND DISTRICT 36**

Amenities:  
Site Influences:  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Jetted Bathtub, Oven-Built In, Range Top, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13' x 13'6"	Above	Master Bedroom	14'6" x 15'8"	Bsmt	Gym	13'6" x 14'
Main	Living Room	14'6" x 14'10"	Above	Walk-In Closet	5'4" x 11'6"	Bsmt	Recreation	22'2" x 35'2"
Main	Den	8'10" x 10'8"	Above	Laundry	6'8" x 7'10"	Bsmt	Bedroom	13'10" x 15'8"
Main	Games Room	14'6" x 15'10"	Above	Master Bedroom	17'4" x 21'10"	Bsmt	Kitchen	10' x 10'
Main	Family Room	21'5" x 23'	Above	Walk-In Closet	7'4" x 14'9"	Bsmt	Living Room	13'10" x 16'
Main	Wok Kitchen	15'5" x 6'10"	Above	Bedroom	15'2" x 10'5"	Bsmt	Bedroom	12'6" x 10'6"
Main	Kitchen	17'6" x 15'	Above	Walk-In Closet	4'10" x 5'4"	Bsmt	Bedroom	14'4" x 14'10"
Main	Mud Room	8' x 10'4"	Above	Bedroom	15'2" x 10'5"	Below	Office	25' x 18'
Main	Bedroom	17'6" x 15'4"	Above	Walk-In Closet	5'10" x 5'6"			
Main	Walk-In Closet	5'11" x 5'4"	Above	Bedroom	10'4" x 10'10"			

Finished Floor (Main):	<b>2,527</b>	# of Rooms:	<b>28</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,598</b>	# of Kitchens:	<b>3</b>	1	Main	2	No	Barn:
Finished Floor (Below):	<b>494</b>	# of Levels:	<b>3</b>	2	Main	4	Yes	Workshop/Shed: <b>26x19</b>
Finished Floor (Basement):	<b>2,527</b>	Suite:	<b>Legal Suite</b>	3	Above	5	Yes	Pool:
Finished Floor (Total):	<b>8,146 sq. ft.</b>	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz: <b>24'6x21'6</b>
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>3</b>	5	Above	4	Yes	Door Height: <b>9'</b>
Grand Total:	<b>8,146 sq. ft.</b>	Beds not in Basement:	<b>6</b>	6	Above	5	Yes	
		Basement:	<b>Full, Fully Finished</b>	7	Bsmt	3	No	
				8	Bsmt	4	No	

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

**RE/MAX Treeland Realty**

**Finest home in Aldergrove: custom built w/ luxurious features throughout. Soaring 19' tray ceiling in great room w/ floor to ceiling stone fireplace & large covered deck w/ skylights & 2-way gas fp. Dream kitchen w/ Jenn-Air appliances & spice kitchen. Features formal living & dining rooms, games room, guestroom w/ ensuite, den & large mudroom w/ laundry. Upstairs has 2 master bedrooms w/ luxurious ensuites inc. Jacuzzi tub & glass shower enclosure w/ rain & hand shower + 3 more spacious bedrooms with ensuites. Basement features massive rec-room & wet bar w/ glass walled wine room, gym & bedroom w/ spa inspired bathroom & steam shower + soundproofed legal 2 bed suite. Beautifully landscaped yard w/ irrigation & 494 Sq.Ft shop w/ same size office above & gated RV parking at side of house.**