

INFORMATION PACKAGE PART LOT 34 21900 BLOCK 86A AVENUE



0.80 ACRES OF FUTURE DEVELOPMENT

Located in the Otter District of the Township of Langley.

\$1,890,000

MLS: R2945503
TYPE: Land

Active
R2945503
 Board: F
 Other

SL2 Lot 34 21900TH BLOCK OF 86A AVENUE

Langley
 Fort Langley
 V1M 3S7

Land
\$1,890,000 (LP)
 (SP) **M**



Sold Date:		Original Price:	\$1,890,000
Frontage (feet):		Subdiv/Complex:	Street of Dreams
Meas. Type:	Feet	P.I.D.:	008-941-874
Frontage (metres):		Taxes:	\$10,155.38
Depth:		For Tax Year:	2024
Price/SqFt:		Zoning:	RU-1
Sub-Type:		Rezoneable?	No
Flood Plain:	No		
Exposure:	South		
Permitted Use:	House/Single Family		
Title to Land:	Freehold Strata		
Tour:			

Lot Area
 Acres: **0.80**
 Hect: **0.32**
 SqFt: **34,848.00**
 SqM: **3,237.49**

Sanitary Sewer: **None**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 Electricity: **At Lot Line**
 Natural Gas: **At Lot Line**
 Telephone Service: **Available Nearby**
 Cable Service: **Available Nearby**
 Prospectus: **Not Required**
 Develop Permit?: **No**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Lane Access**
 Parking Access:
 Fencing:
 Property in ALR: **No**
 Information Pkg: **No**
 Sign on Property:
 Sketch Attached: **Yes**
 Property Disclosure: **No**
 Trees Logged: **No**
 First Nation Reserve:

Legal: **BACK PORTION OF LT 34, SEC 30, TWP 11, NWD, PL TO BE REGISTERED**

Site Influences: **Central Location, Cleared, Golf Course Nearby, Paved Road, Private Setting, Shopping Nearby**
 Restrictions: **Subj. to Final Registratr, Subj. to Final Approval**

Listing Broker 1: **RE/MAX Treeland Realty**
 Listing Broker 2: **RE/MAX Treeland Realty**
 Listing Broker 3:

Street of Dreams™ - Rare 0.80 Acre lot nestled at the end of a private driveway awaits your opportunity to build your dream home in this exclusive community! Create your perfect haven to take advantage of the westerly sunsets and enjoy ultimate exclusivity of your private estate with majestic cedar trees at the lot line. With up to 33% lot coverage permitted for your home, there is room for a pool, pickle ball court or outbuilding/shop. Check out the photo renderings of potential home designs and contact us today!

elevation
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