

# 8047 228B STREET



**This rare and beautiful 1 acre lot is located in Castle Hill Estates surrounded by high end homes on a very private and quiet dead end street. City water connection at the front already! Less than 5 minutes to charming downtown Fort Langley or to the freeway. The lot backs on to the Salmon river for added privacy. Building plans are done and the permit is ready for release imminently. House is a gorgeous "Cotswold Cottage" design on 3 levels and over 5,000 square feet. Floor plan can be adjusted to your specific needs and we have a top rated builder available to start right away if need be.**

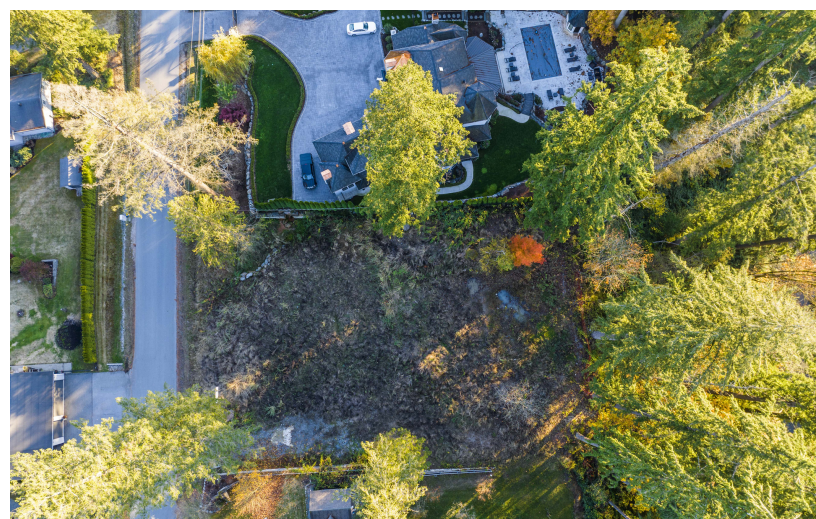
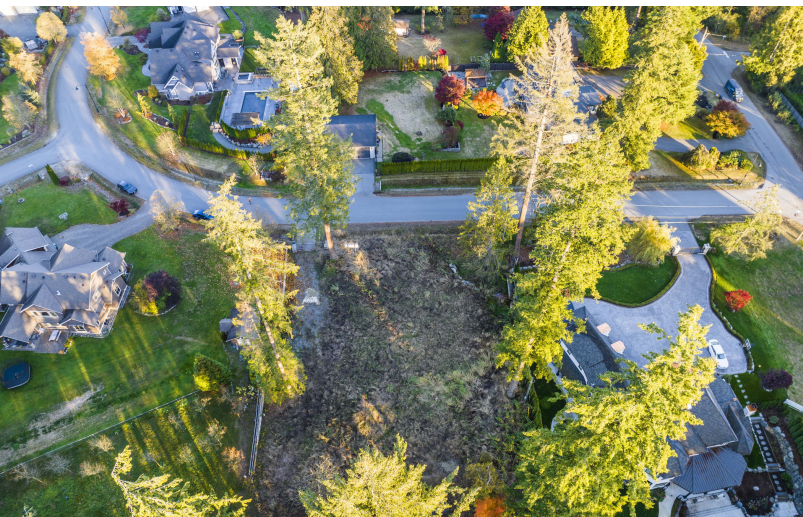
604-533-3491  
elevationrealestate.ca

**elevation**   
RE/MAX TREELAND REALTY

**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





## WALK SCORE

Walk Score

0

### Car-Dependent

Almost all errands require a car.

Transit Score

27

### Some Transit

A few nearby public transportation options.

Bike Score

28

### Somewhat Bikeable

Minimal bike infrastructure.

## SCHOOL CATCHMENT

### Fort Langley Elementary (K-7)

8877 - Bartlett Street

Fort Langley, BC, V1M 2S6

Phone: 604-888-2111

### Yorkson Creek Middle School (6-8)

20686 - 84 Avenue

Langley, BC, V2Y 2B5

Phone: 604-888-8065

### D W Poppy Secondary (8-12)

23752 - 52 Avenue

Langley, BC, V2Z 2P3

Phone: 604-530-2151

## COMMUTE to downtown White Rock



17 min



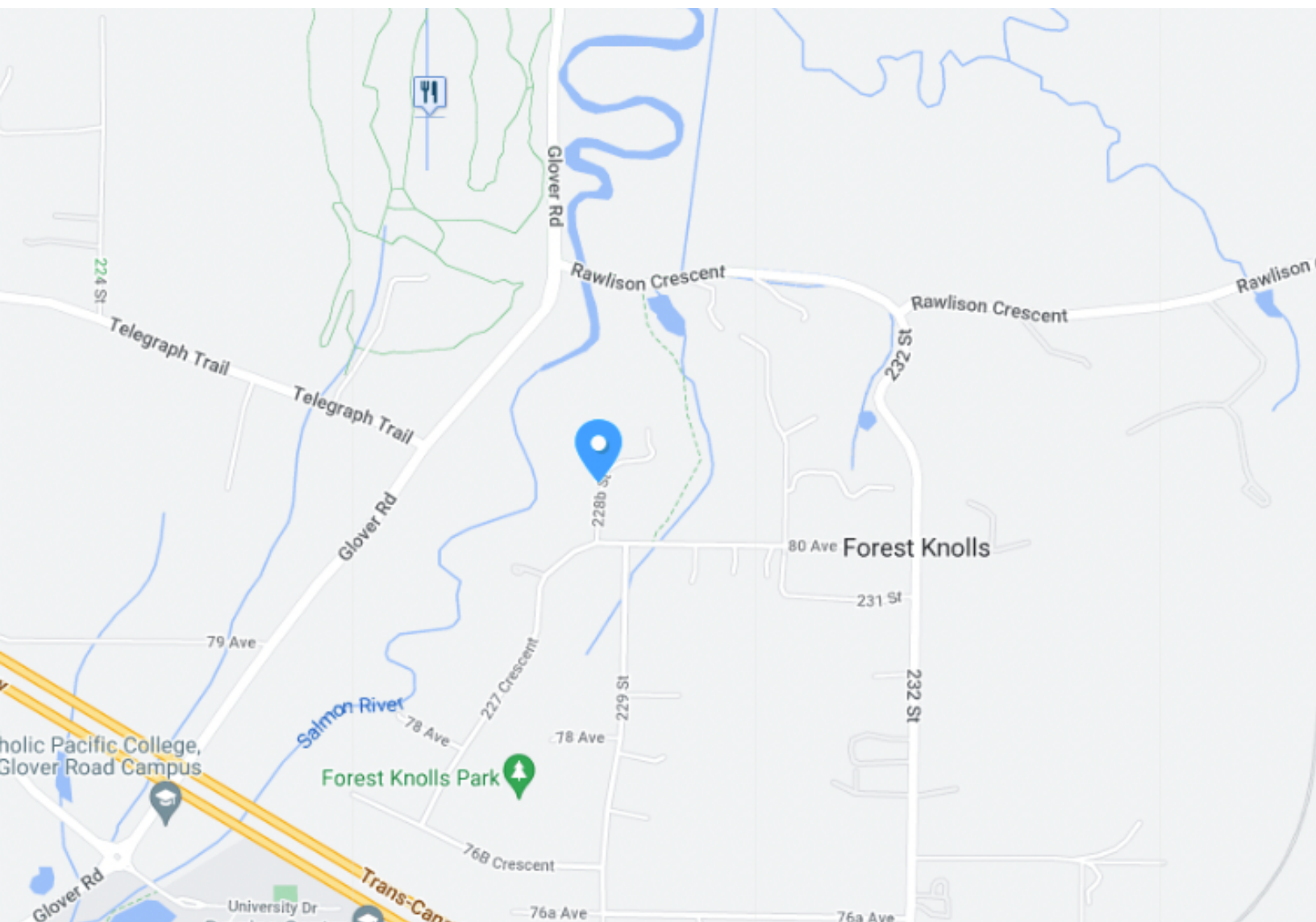
36 min



60+ min



60+ min




**Active**  
**R2736071**

Board: F  
Other

## 8047 228B STREET

Langley  
Fort Langley  
V1M 2J7

Land  
**\$3,489,900** (LP)  
(SP) 



Sold Date:		Original Price:	<b>\$1,850,000</b>
Frontage (feet):	<b>129.92</b>	Subdiv/Complex:	<b>Forest Knolls</b>
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>002-184-630</b>
Frontage (metres):	<b>39.62</b>	Taxes:	<b>\$5,639.26</b>
Depth:	<b>349.24</b>	For Tax Year:	<b>2022</b>
Price/SqFt:		Zoning:	<b>SR-1</b>
Sub-Type:		Rezoneable?	<b>No</b>
Flood Plain:	<b>No</b>		
Exposure:	<b>East</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			

### Lot Area

Acres:	<b>0.95</b>
Hect:	<b>0.38</b>
SqFt:	<b>41,282.20</b>
SqM:	<b>3,835.24</b>

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

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

Legal: **LOT 40, PLAN NWP40292, DISTRICT LOT 319, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Greenbelt, Paved Road, Private Setting, Private Yard, Shopping Nearby**  
Restrictions: **Environmental**

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

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