

# 19866 24 AVENUE

5 BEDROOM | 3 BATHROOM | LIVING AREA: 2,340  
SQFT



**This property offers nearly 1 acre of flat usable land in the Fernridge neighbourhood of Brookwood, designated for Townhouses and Rowhouses. It includes a tenanted basement entry home and it's located in a developing area, close to Campbell Valley Regional Park & Campbell Heights. The land holds the most value and it's a great opportunity for builders and developers to invest in this area with strong potential for capital appreciation.**



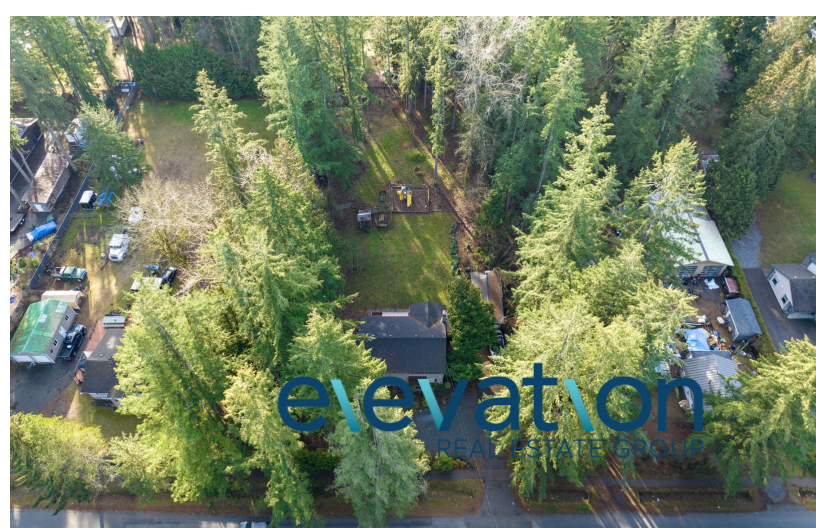
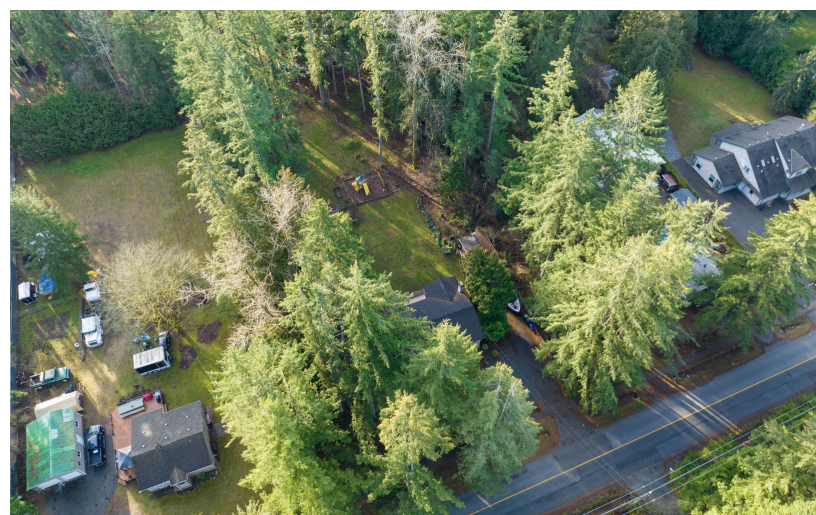
604-533-3491  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

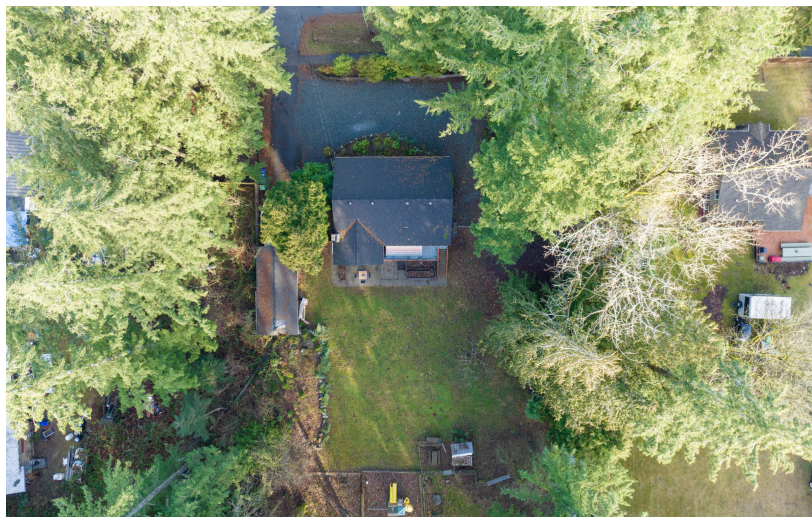
**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

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











## WALK SCORE

Walk Score  
**10**

### Car-Dependent

Almost all errands require a car.

Transit Score  
**25**

### Some Transit

A few nearby public transportation options.

Bike Score  
**46**

### Somewhat Bikeable

Minimal bike infrastructure.

## SCHOOL CATCHMENT

### Glenwood Elementary (K-7)

20785 24 Ave

Langley, BC, V2Z 2B4

Phone: 604-534-4644

### HD Stafford Middle School (6-8)

20441 - Grade Crescent,

Langley, BC, V3A 4J8

Phone: 604-534-9285

### Brookwood Secondary School (8-12)

20902 - 37A Avenue

Langley, BC, V3A 5N2

Phone: 604-530-2141

## COMMUTE to downtown Langley



14 min



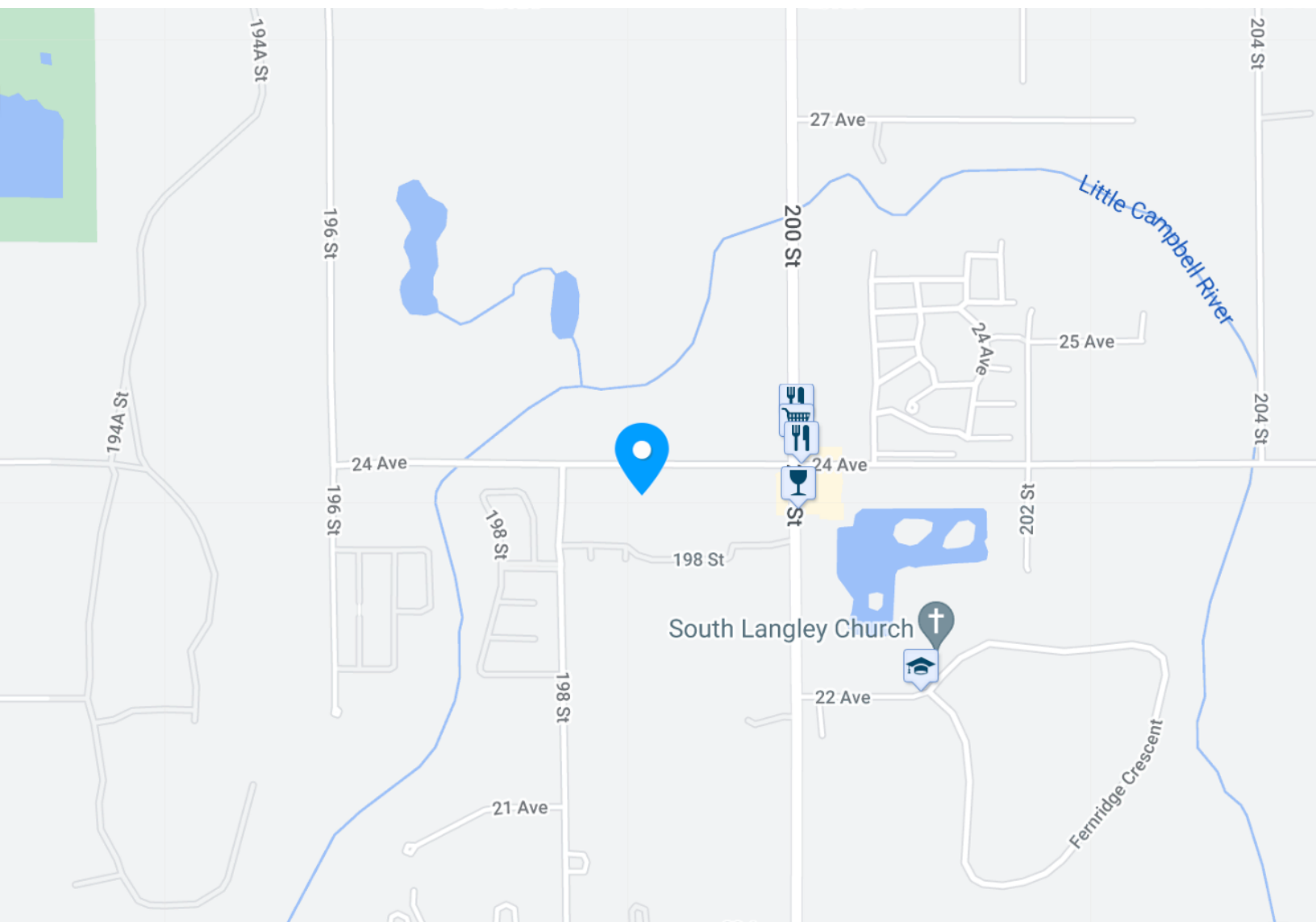
40 min



28 min



60+ min





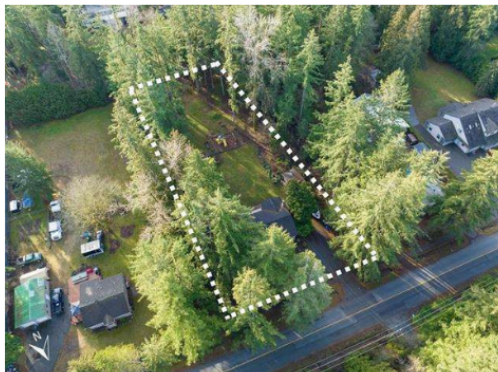
**R2761969**

Board: F

House with Acreage

**19866 24 AVENUE**Langley  
Brookwood Langley  
V2Z 1Y6

Residential Detached

**\$2,895,000** (LP)(SP) 

Sold Date:

Meas. Type: **Feet**Frontage(feet): **131.89**Frontage(metres): **40.20**Depth / Size: **296.26**Lot Area (sq.ft.): **39,204.00**Lot Area (acres): **0.90**Flood Plain: **No**View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**Sewer Type: **Septic**

If new, GST/HST inc?:

Bedrooms: **5**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Rear Yard Exp: **South**P.I.D.: **011-412-658**Original Price: **\$2,895,000**Approx. Year Built: **1978**Age: **45**Zoning: **SR-2**Gross Taxes: **\$7,461.61**For Tax Year: **2022**Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey, Basement Entry**Construction: **Frame - Wood**Exterior: **Brick**Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Wood**Fuel/Heating: **Baseboard, Electric, Natural Gas**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Asphalt**Legal: **LOT 4 SECTION 15 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 9564**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **1** Parking Access: **Lane**Parking: **DetachedGrge/Carport, Open**Driveway Finish: **Gravel**Dist. to Public Transit: **1 Block**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Lease... **No :**Fixtures Rmvd: **No :**Floor Finish: **Concrete, Laminate**Dist. to School Bus: **5 Blocks**

Land Lease Expiry Year:

Amenities: **Workshop Detached**Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,232	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13' x 19'			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 11'			x	Main
Finished Floor (Below):	0	Main	Kitchen	8' x 18'			x	Main
Finished Floor (Basement):	1,108	Main	Primary Bedroom	13'8 x 13'			x	Bsmt
Finished Floor (Total):	2,340 sq. ft.	Main	Bedroom	12'5 x 10'3			x	
Unfinished Floor:	0	Main	Bedroom	12'6 x 9'8			x	
Grand Total:	2,340 sq. ft.	Bsmt	Recreation Room	21'4 x 18'			x	
		Bsmt	Den	13'9 x 8'5			x	
		Bsmt	Bedroom	9' x 14'			x	
		Bsmt	Bedroom	12' x 11'			x	
				x			x	
				x			x	
				x			x	

Suite: **None**Basement: **Full**

Crawl/Bsmt. Height:

# of Levels: **2**

Manuf Type:

Registered in MH...

PAD Rental:

# of Kitchens: **1**# of Rooms: **10**

MHR...

CSA/BCE:

Maint. Fee:

ByLaw Restrictions:

**elevation**  
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