

19757 24 AVENUE

3 BEDROOM | 3 BATHROOM | LIVING AREA: 2,350 SQFT



This beautiful 5.5 acre property in Brookwood is the perfect executive home site including future development potential with cooperating neighbour to build 8 townhomes at the north property line. With the Little Campbell River running through the property, it offers a peaceful and serene setting for your dream home in the meantime. The property is park-like, with mature trees and lush greenery. It is also conveniently located close to Campbell Valley Park and Campbell Heights, offering easy access to a variety of outdoor recreational activities and amenities. Don't miss your chance to own a piece of paradise in this desirable neighbourhood. All reasonable offers will be considered

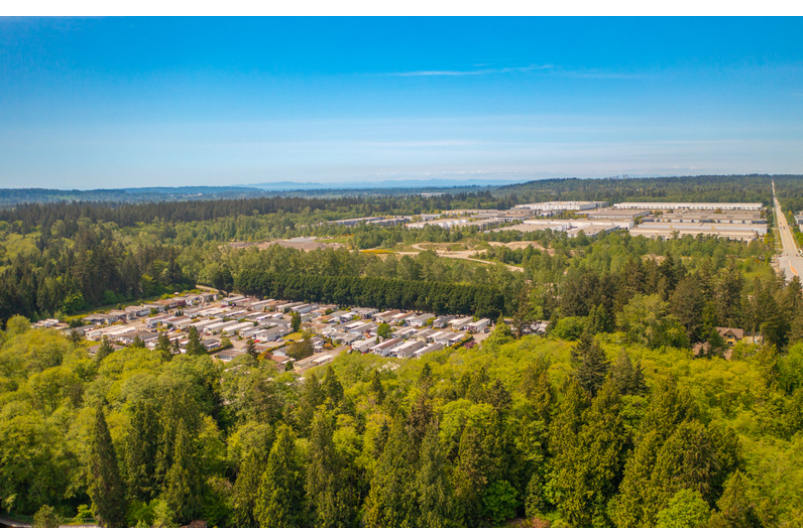


604-533-3491
elevationrealestate.ca

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
4

Car-Dependent

Almost all errands require a car.

Bike Score
32

Somewhat Bikeable

Minimal bike Infrastructure.

COMMUTE to downtown Langley



14 min



40 min



28 min



60+ min

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

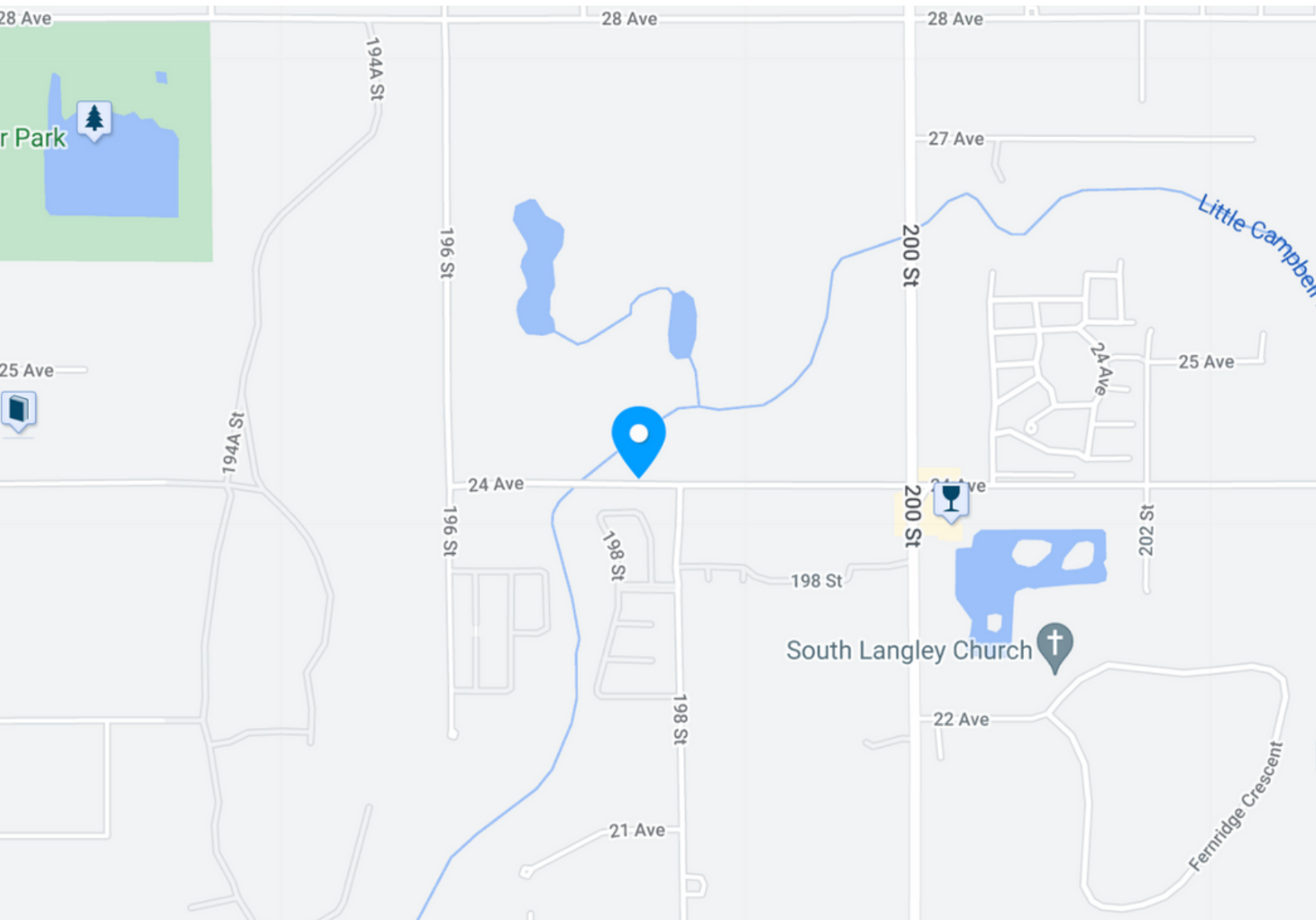
Phone: 604-534-9285

Brookwood Secondary School (8-12)

20902 - 37A Avenue

Langley, BC, V3A 5N2

Phone: 604-530-2141



R2750190

Board: F

House with Acreage

19757 24 AVENUE

Langley

Brookwood Langley

V2Z 1Y6

Residential Detached

\$2,495,000 (LP)(SP) 

Sold Date:

Meas. Type: **Feet**Frontage(feet): **378.12**Frontage(metres): **115.25**Depth / Size: **633**Lot Area (sq.ft.): **239,580.00**Lot Area (acres): **5.50**

Flood Plain:

View:

Yes: Greenbelt

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic**Sewer Type: **Septic**Water Supply: **Well - Shallow**Total Parking: **12** Covered Parking:Parking: **Open**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Property Disc.: **No**Fixtures Lease... **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate**Original Price: **\$2,790,000**Approx. Year Built: **1960**Age: **63**Zoning: **SR-2**Gross Taxes: **\$14,094.65**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Vinyl, Wood**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard**Type of Roof: **Asphalt**Legal: **LOT 11 SECTION 22 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 1148**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Amenities: **Barn, Garden, Workshop Detached**Site Influences: **Greenbelt, Private Setting, Private Yard, Rural Setting, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave**

Finished Floor (Main):	1,630	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 12'			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 11'			x	Main
Finished Floor (Below):	0	Main	Kitchen	15' x 13'			x	Main
Finished Floor (Basement):	720	Main	Eating Area	15' x 8'			x	Main
		Main	Family Room	21' x 16'			x	
Finished Floor (Total):	2,350 sq. ft.	Main	Primary Bedroom	19' x 13'			x	
Unfinished Floor:	0	Main	Bedroom	12' x 12'			x	
Grand Total:	2,350 sq. ft.	Main	Bedroom	13' x 9'			x	
		Main	Laundry	10' x 7'			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Storage	9' x 6'			x	
							x	
Suite: None							x	
Basement: Full, Fully Finished							x	

Crawl/Bsmt. Height:

of Levels: **2**

Manuf Type:

MHR...

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

ByLaw Restrictions:

Registered in MH...

CSA/BCE:

PAD Rental:

Maint. Fee:

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