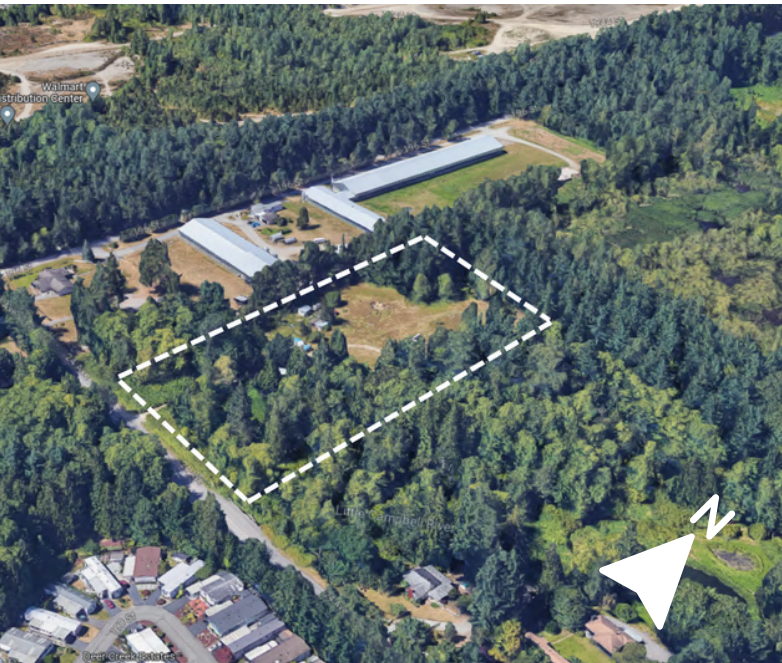


# 19677 24 AVENUE

LOT AREA: 5.5 ACRES



5.5 Acre Development site designated for single family 5,000 sq. ft. lots in the Brookwood/Fernridge NCP. A Sanitary Sewer line is being installed across the front by the Township.



604-704-8551  
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  
**15**

### Car-Dependent

Almost all errands require a car.

Transit Score  
**28**

### Some Transit

A few nearby public transportation options.

Bike Score  
**36**

### Somewhat Bikeable

Minimal bike infrastructure.

## COMMUTE to downtown Langley



14 min



41 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

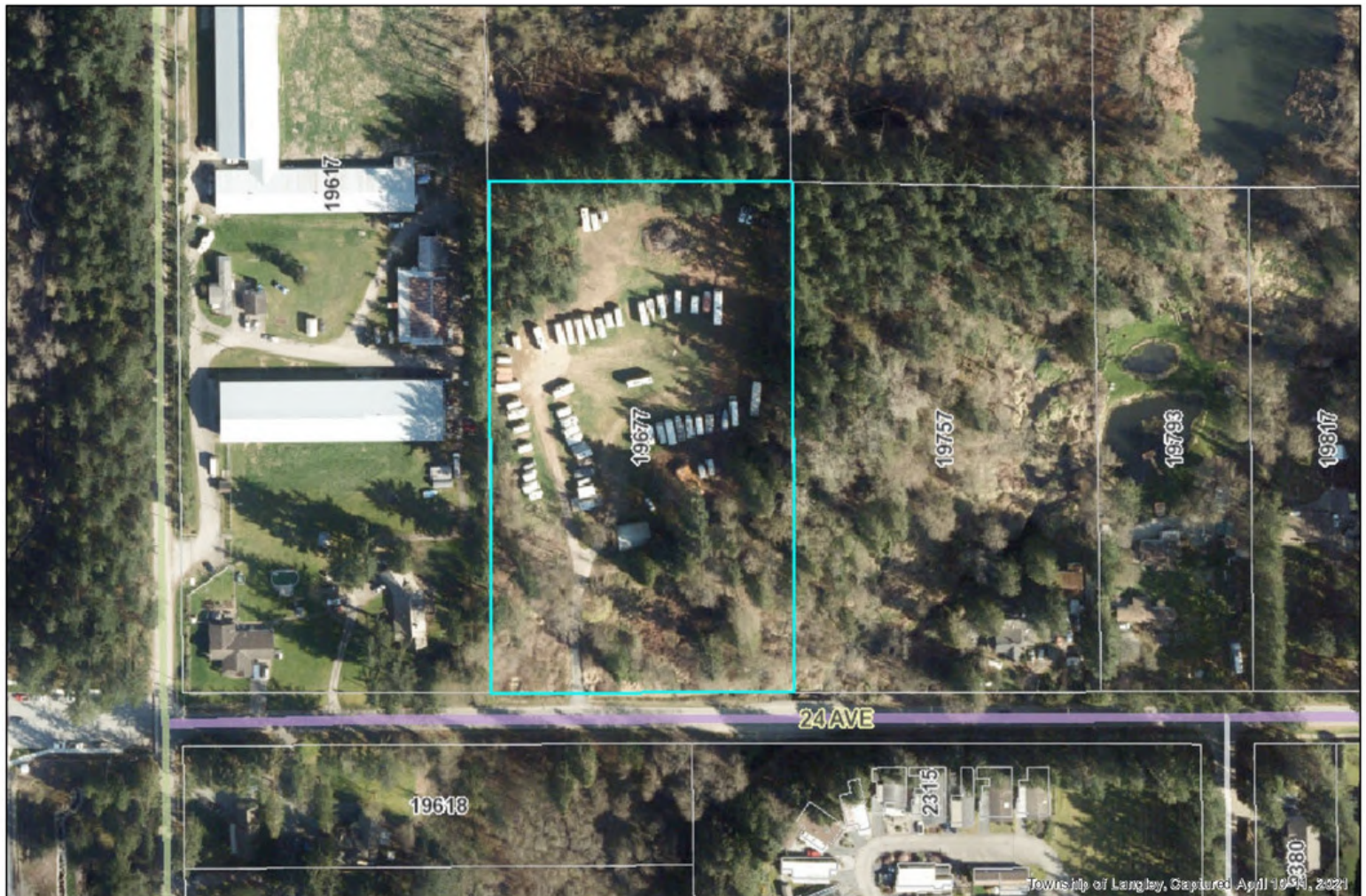
Phone: 604-534-9285

### Brookwood Secondary School (8-12)

20902 - 37A Avenue

Langley, BC, V3A 5N2

Phone: 604-530-2141



Township of  
**Langley**  
BC

**Geosource Map**

Mapprinted on: Thursday, August 25, 2022  
Township of Langley

0 40 80 160 Meters  
12,000


The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or



**R2833860**  
Board: F  
House with Acreage

## 19677 24 AVENUE

Langley  
Brookwood Langley  
V2Z 1Y6

Residential Detached  
**\$8,490,000** (LP)  
(SP) 



Sold Date: If new, GST/HST inc?:  
Meas. Type: **Feet** Bedrooms: **2**  
Frontage(feet): **377.29** Bathrooms: **0**  
Frontage(metres): **115.00** Full Baths: **0**  
Depth / Size: **626.96** Half Baths: **0**  
Lot Area (sq.ft.): **239,580.00** Rear Yard Exp: **North**  
Lot Area (acres): **5.50** P.I.D.: **012-012-262**  
Flood Plain: Original Price: **\$8,490,000**  
Approx. Year Built: **1951**  
Age: **72**  
Zoning: **SR-2**  
Gross Taxes: **\$20,949.90**  
For Tax Year: **2023**  
Tax Inc. Utilities?: **No**  
Tour:

View: **Yes: Greenbelt**  
Complex/Subdiv: **Brookwood/Fernridge NCP**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Septic**  
Sewer Type: **Septic** Water Supply: **Well - Shallow**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Block**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Metal**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Open, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
Fixtures Lease... **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed**  
Dist. to School Bus:  
Land Lease Expiry Year:

Legal: **LOT 12 SECTION 22 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 1148**

Amenities:

Site Influences: **Greenbelt, Paved Road, Private Setting, Private Yard, Rural Setting, Treed**  
Features:

Finished Floor (Main):	864	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 20'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11' x 12'			x	Main
Finished Floor (Below):	0	Main	Primary Bedroom	12' x 11'			x	
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	864 sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	864 sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:None				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MH...	PAD Rental:				
# of Kitchens: 1	# of Rooms: 4	MHR...	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

**elevation**  
**JOEL & TYLER SCHACTER**  
\*PERSONAL REAL ESTATE CORPORATION  
**info@elevationrealestate.ca**  
**604-533-3491**

