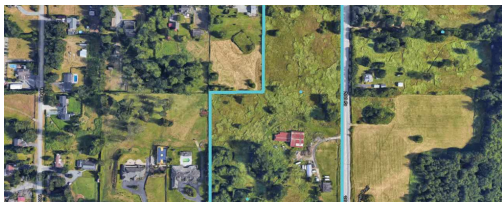
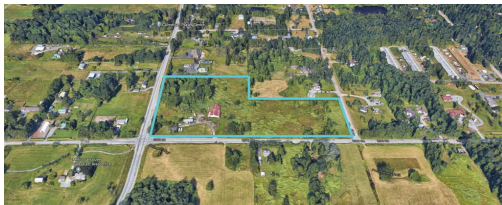


# 1621 200 STREET

Langley, BC



## 15.47 ACRE PARCEL | SUBDIVIDED INTO 3 APPROX. 5 ACRE LOTS!

Fantastic location in close proximity to Campbell Valley Park. This 15.47 acre parcel is in the process of being subdivided into 3 approx 5 acre parcels. There is a municipal water line across the frontage which may be available for servicing these new lots as well. Build your dream estate and be within hacking distance of all the horse trails in the park and a few minutes drive north to full shopping facilities etc. Don't wait!

**\$5,000,000**

**MLS: R2538252**  
**TYPE: House with Acreage**



Sold Date: Frontage (feet): **671.59** Original Price: **\$5,000,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1950**  
 Depth / Size: **1219.82** Bathrooms: **1** Age: **71**  
 Lot Area (sq.ft.): **673,873.20** Full Baths: **1** Zoning: **RU1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$7,668.06**  
 Rear Yard Exp: **West** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **023-372-567**  
 Tour:

View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **4** Parking Access: **Rear**  
 Parking: **DetachedGrge/Carport, Open, Other**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Other**

Legal: **LOT 4 SECTION 15 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP27540**

Amenities:

Site Influences: **Greenbelt, Private Setting, Recreation Nearby, Rural Setting**

Features:

| Floor                      | Type        | Dimensions          | Floor | Type  | Dimensions  | Floor    | Type         | Dimensions |
|----------------------------|-------------|---------------------|-------|-------|-------------|----------|--------------|------------|
| Main                       | Living Room | 11'6" x 13'         |       |       | x           |          |              | x          |
| Main                       | Kitchen     | 12' x 13'           |       |       | x           |          |              | x          |
| Main                       | Bedroom     | 10' x 12'           |       |       | x           |          |              | x          |
| Main                       | Bedroom     | 10' x 12'           |       |       | x           |          |              | x          |
| Main                       | Bedroom     | 10' x 12'           |       |       | x           |          |              | x          |
|                            |             | x                   |       |       | x           |          |              | x          |
|                            |             | x                   |       |       | x           |          |              | x          |
|                            |             | x                   |       |       | x           |          |              | x          |
|                            |             | x                   |       |       | x           |          |              | x          |
|                            |             | x                   |       |       | x           |          |              | x          |
| Finished Floor (Main):     | 960         | # of Rooms:5        | Bath  | Floor | # of Pieces | Ensuite? | Outbuildings |            |
| Finished Floor (Above):    | 0           | # of Kitchens: 1    | 1     | Main  | 4           | No       |              |            |
| Finished Floor (Below):    | 0           | # of Levels: 1      | 2     |       |             | No       |              |            |
| Finished Floor (Basement): | 0           | Suite: None         | 3     |       |             | No       |              |            |
| Finished Floor (Total):    | 960 sq. ft. | Crawl/Bsm. Height:  | 4     |       |             | No       |              |            |
|                            |             | Beds in Basement: 0 | 5     |       |             | No       |              |            |
| Unfinished Floor:          | 0           | Basement: None      | 6     |       |             | No       |              |            |
| Grand Total:               | 960 sq. ft. |                     | 7     |       |             | No       |              |            |
|                            |             |                     | 8     |       |             | No       |              |            |

## GOT ANY QUESTIONS ABOUT THE REAL ESTATE MARKET?

### Let's connect!

## JOEL & TYLER\* SCHACTER

\*PERSONAL REAL ESTATE CORPORATION

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**RE/MAX** Treeland Realty

