elevation RE/MAX TREELAND REALTY

INFORMATION PACKAGE

LOT 1 252 STREET



5.19 ACRES OF FUTURE DEVELOPMENT

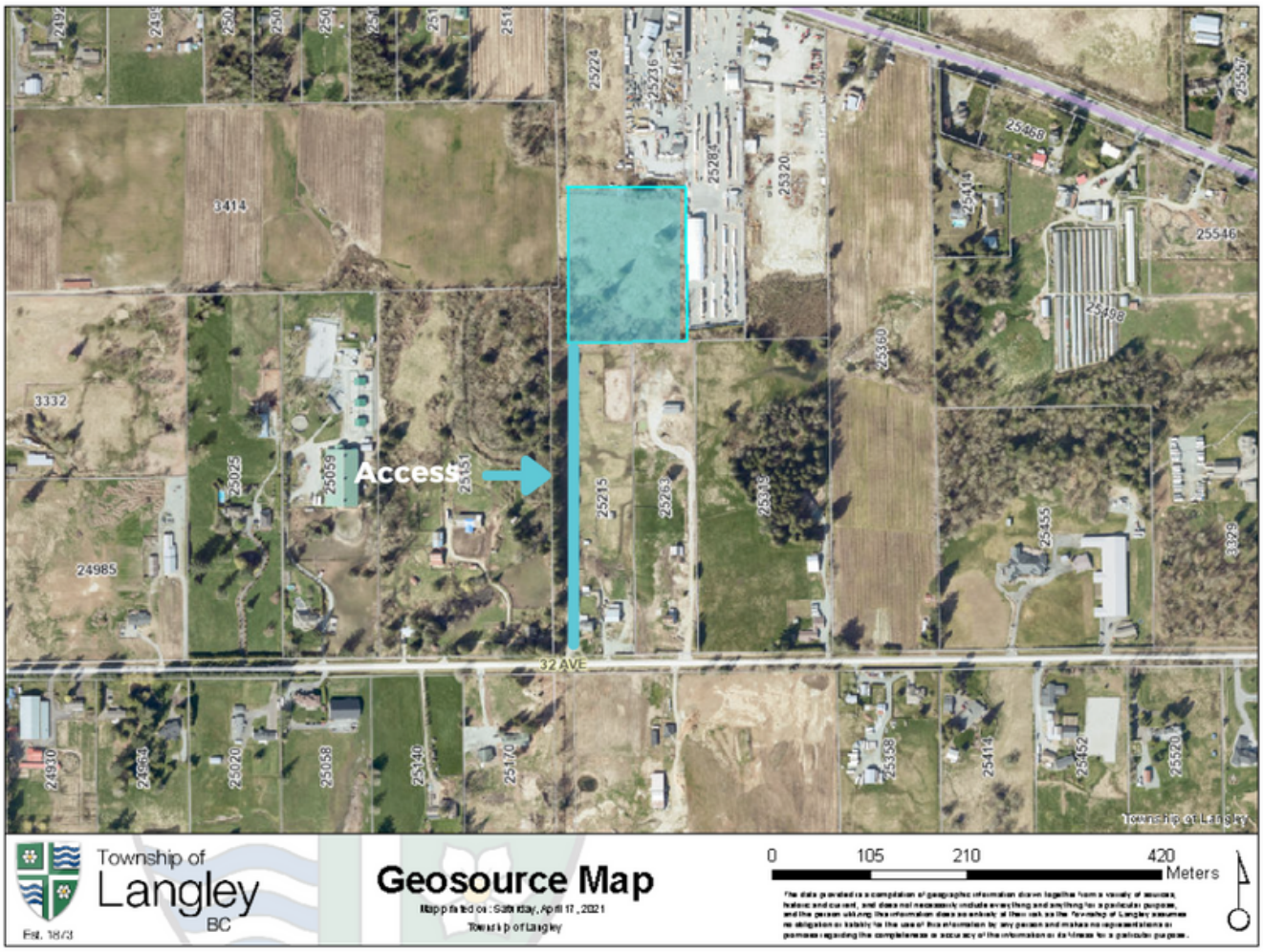
Located in the Otter District of the Township of Langley.

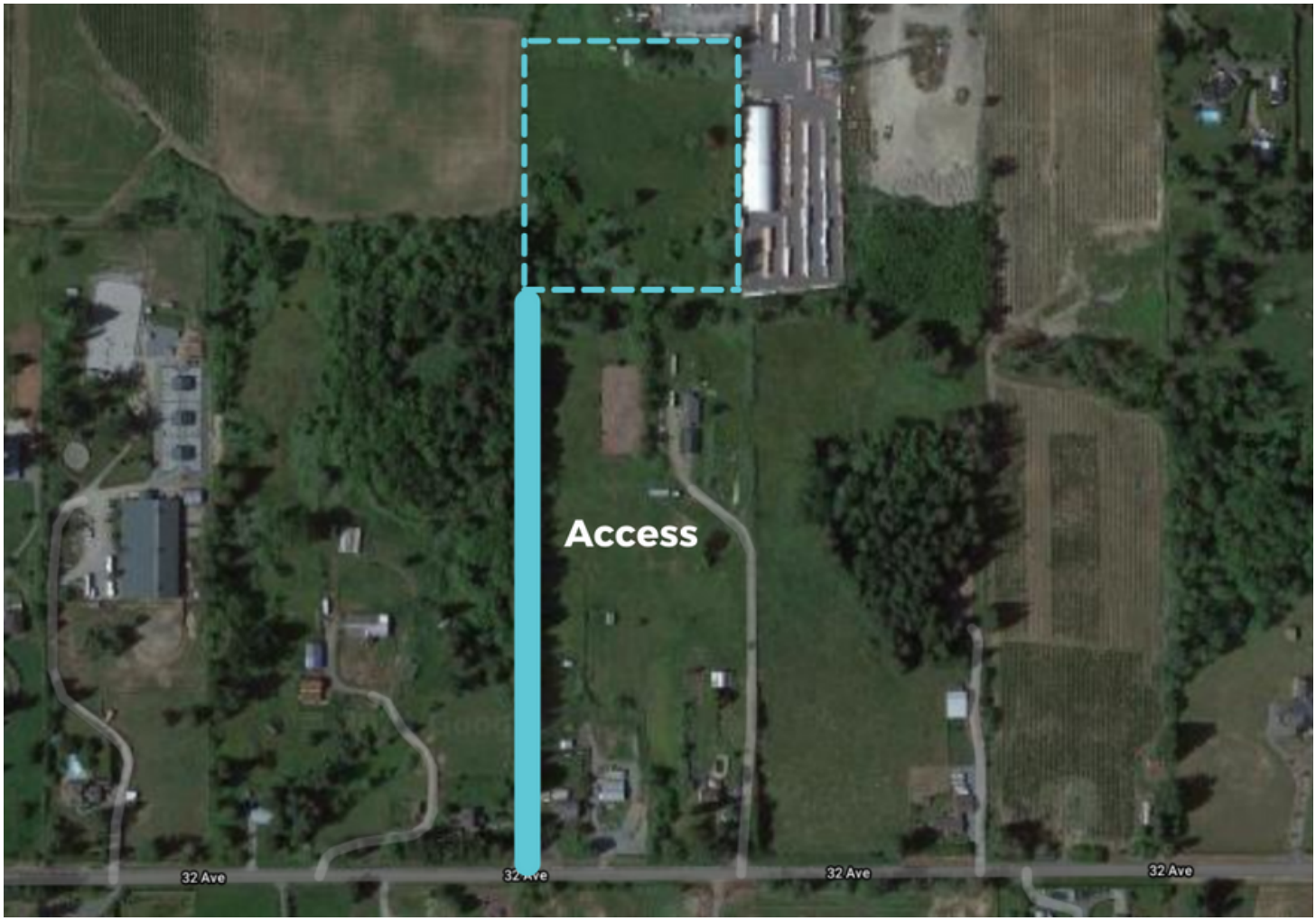
$1,499,900

MLS: R256165
TYPE: Acreage Land

LOT 1 252 STREET

PROPERTY VIEW


Access
32 AVE
3414
3332
24985
25224
25216
25285
25320
25458
25414
25546
25498
25360
25215
25263
25315
25455
3898
25025
25059
25151
24930
24965
25020
25068
25140
25170
25368
25414
25452
25520
Township of Langley
Township of
Langley
BC
Est. 1873
Geosource Map
Map printed on : Saturday, April 17, 2021
Township of Langley
0
105
210
420
Meters


Access
32 Ave
32 Ave
32 Ave
32 Ave

LOT 1 252 STREET

TITLE SEARCH

TITLE SEARCH PRINT 2021-04-07, 12:05:47

File Reference: Mahil Requestor: Joel Schacter

Declared Value $ 474000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA2130572
From Title Number CA725512

Application Received 2011-08-04

Application Entered 2011-08-10

Registered Owner in Fee Simple
Registered Owner/Mailing Address: GURDEV KAUR MAHIL, RETIRED
11646 82 AVENUE
DELTA, BC
V4C 2C4

Taxation Authority Langley, The Corporation of the Township of

Description of Land
Parcel Identifier: 009-329-374
Legal Description:
LOT 1 SECTION 26 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 10488

Legal Notations
THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 29 DEPOSITED JULY 30, 1974.

Charges, Liens and Interests
Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: BB4067694
Registration Date and Time: 2014-03-31 10:53
Registered Owner: JAGJIT SINGH MAHIL
Remarks: INTER ALIA

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: CA4797920
Registration Date and Time: 2015-11-09 09:41
Registered Owner: SATHIE SATNAM BUDIAL
KARIN MAHIL
Remarks: INTER ALIA

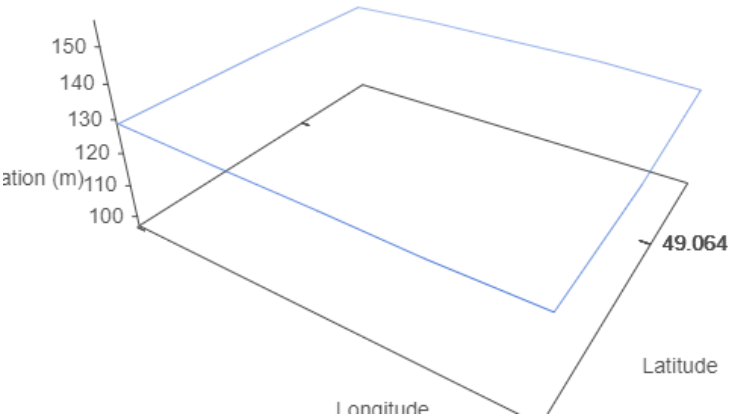
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

LOT 1 252 STREET

PROPERTY BOUNDARY AND TOPOGRAPHY

Property Boundary and Topography





Max Elevation: 129.02 m | Min Elevation: 124.77 m | Difference: 4.25 m

LOT 1 252 STREET

DETAILED TAX REPORT

Detailed Tax Report

Property Information			
Prop Address		**Jurisdiction**	TOWNSHIP OF LANGLEY
Municipality	TOWNSHIP OF LANGLEY	**Neighborhood**	SOUTHEAST LANGLEY
Area		**SubAreaCode**	
PropertyID	009-329-374	**BoardCode**	
PostalCode			

Property Tax Information			
TaxRoll Number	0294811115	**Gross Taxes**	$3,269.59
Tax Year	2020	**Tax Amount Updated**	10/16/2020
More PIDS			

009-329-374

More PIDS2

Legal Information								
PlanNum	**Lot**	**Block**	**LotDist**	**LandDist**	**Section**	**Twnship**	**Range**	**Meridian**
NWP10488	1			36	26	10		

Legal FullDescription

LOT 1, PLAN NWP10488, SECTION 26, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Land & Building Information			
Width		**Depth**	
Lot Size	5.19 ACRES	**Land Use**	
Actual Use	2 ACRES OR MORE (VACANT)		
Year Built			
BCA Description		**Zoning**	RU-3 MIN 8.0HA - RURAL
WaterConn			
BCAData Update	01/06/2021		

Supplementary Property Info			
BedRooms		**Foundation**	
Full Bath		**Half Bath2**	
Half Bath3		**Stories**	
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	0

Actual Totals		
Land	**Improvement**	**Actual Total**
$1,123,000.00	$0.00	$1,123,000.00

Municipal Taxable Totals				
Gross Land	**Gross Improve**	**Exempt Land**	**Exempt Improve**	**Municipal Total**
$1,123,000.00	$0.00	$0.00	$0.00	$1,123,000.00

School Taxable Totals				
Gross LandSch	**Gross ImproveSch**	**Exempt LandSch**	**Exempt ImproveSch**	**School Total**
$1,123,000.00	$0.00	$561,500.00	$0.00	$561,500.00

Sales History Information			
Sale Date	**Sale Price**	**Document Num**	**SaleTransaction Type**
8/4/2011	$474,000.00	CA2130572	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/14/2008	$257,500.00	CA725512	REJECT - NOT SUITABLE FOR SALES ANALYSIS
10/12/2004	$263,000.00	BW471776	VACANT SINGLE PROPERTY TRANSACTION

LOT 1 252 STREET

PROPERTY INFORMATION REPORT

Property Information Report

General Property Information

Civic Address:

Folio: 0294811115 **LTO Number:** CA2130572 **PID:** 009-329-374

MHR Number: **Status:** Active **Property No:** 117432

Legal: LOT 1, SECTION 26, TOWNSHIP 10, NEW WEST DISTRICT, PLAN NWP10488 PART SE1/4.

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021		Reg	0.00	1	1,123,000	0	1,123,000	1,123,000
2020	May 09, 2020	Reg	3,269.59	1	1,072,000	0	1,072,000	1,072,000

2020 Property Tax Levy Details

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
BCAA	1	536,000.00	0.00004300	1.00000000	22.83
GENERAL - PARKS	1	1,072,000.00	0.00020600	1.00000000	220.62
GENERAL - PROTECTION SERVICES	1	1,072,000.00	0.00077400	1.00000000	829.41
GENERAL PURPOSES	1	1,072,000.00	0.00067000	1.00000000	718.24
LIBRARY	1	1,072,000.00	0.00007000	1.00000000	75.04
MFA	1	536,000.00	0.00000000	1.00000000	0.11
REGIONAL DISTRICT	1	536,000.00	0.00005100	1.00000000	27.31
SCHOOL RES	1	536,000.00	0.00127600	1.00000000	683.78
SEWER USER		0.00	487.28000000		0.00
STORMWATER UTILITY	1	1,072,000.00	0.00013100	1.00000000	139.90
TRANSIT	1	536,000.00	0.00025200	1.00000000	134.91
TRANSPORTATION ROADS	1	1,072,000.00	0.00038900	1.00000000	417.44
WATER USER		0.00	558.22000000		0.00

Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
				Notice Total:	**3,269.59**

Property Tax Comparison

Taxes	2020	2019	Difference	Percentage Changed
Gross Taxes	3,269.59	3,075.96	193.63	6.29
Gen. Assess: Class 1: Land	1,072,000.00	1,084,000.00	-12,000.00	-1.11
Gen. Assess: Class 1: Improvements	0.00	0.00	0.00	0.00
Gen. Assess: Class 1: Net	1,072,000.00	1,084,000.00	-12,000.00	-1.11
Tax Levy: BCAA	22.83	21.08	1.75	8.30
Tax Levy: GENERAL - PARKS	220.62	205.74	14.88	7.23
Tax Levy: GENERAL - PROTECTION SERVICES	829.41	790.78	38.63	4.89
Tax Levy: GENERAL PURPOSES	718.24	699.72	18.52	2.65
Tax Levy: LIBRARY	75.04	71.44	3.60	5.04
Tax Levy: MFA	0.11	0.11	0.00	0.00
Tax Levy: REGIONAL DISTRICT	27.31	22.82	4.49	19.68
Tax Levy: SCHOOL RES	683.78	641.84	41.94	6.53
Tax Levy: SEWER USER	0.00	0.00	0.00	0.00
Tax Levy: STORMWATER UTILITY	139.90	125.96	13.94	11.07
Tax Levy: TRANSIT	134.91	120.11	14.80	12.32
Tax Levy: TRANSPORTATION ROADS	417.44	376.36	41.08	10.92
Tax Levy: WATER USER	0.00	0.00	0.00	0.00

Local Improvements / Business Improvement Areas

There is no local improvement information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.This information is not a substitute for a complete Tax Certificate report which is available for a fee.

LOT 1 252 STREET

TOWNSHIP GIS

Langley Township GIS

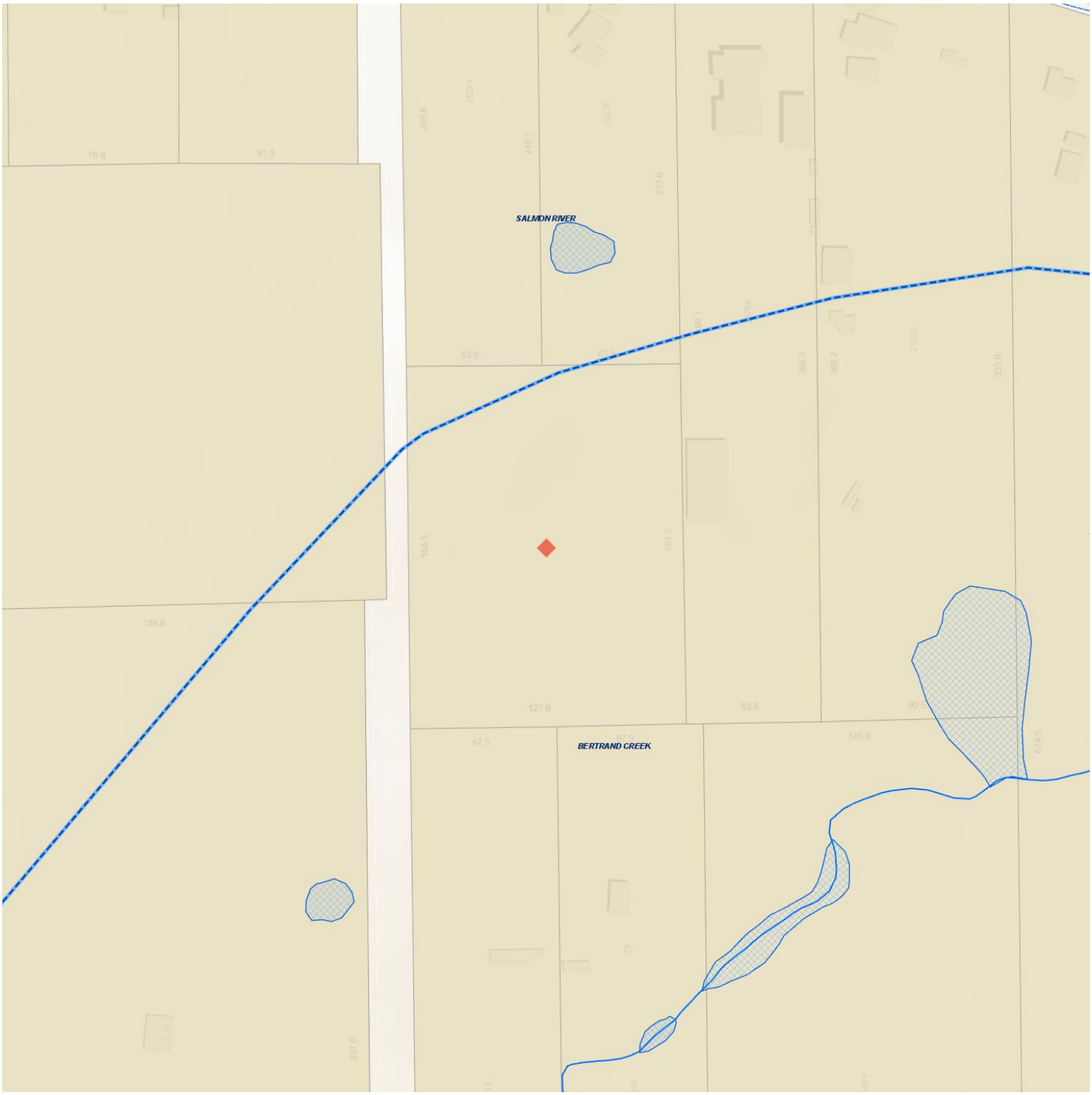
Legal



Legend

- Blocks
- Parcels
- Pseudo Lot Lines
- Stratas
- Parcels
- Easements
- Stratas
- Zoning

Infrastructure



Legend

- Blocks
- Parcels
- Culvert Labels
- Control Manhole
- Regular
- Sump
- Lawn Basin
- Drainage Flow Arrows

- Pseudo Lot Lines
- Stratas
- Box
- Diversion
- Riser
- Unknown
- Outlet
- Pump Stations

- Parcels
- Easements
- Catch Basin Manhole
- Oil and Grit Interceptor
- Rockpit
- Catch Basin
- Discharge
- Augmentation Well

- Stratas
- Drainage Main Labels
- Cleanout
- Perforated
- Sediment Control
- Inlet
- Cap
- Coarse Filter Field
- Deep Infiltration Well

- Injection Well
- Arched
- Gravity Main
- Infiltration Pipe
- 1975 - 1979
- 1995 - 1999
- Unknown
- Corrugated Metal
- RCP
- 0 - 200mm
- 850mm - 1000mm
- 1650mm - 1800mm
- Lead
- Abandoned Lead
- Pre-Serviced
- Dykes
- Swale
- Blue Link / Other
- WC - Water Only
- SDC - Sewer and Drainage
- Water Bodies

- Unknown
- Circular
- Private Gravity Main
- Abandoned Gravity Main
- 1980 - 1984
- 2000 - 2004
- AC (Asbestos Concrete)
- Corrugated Steel
- Ultra-Rib PVC
- 250mm - 400mm
- 1050mm - 1200mm
- 1800mm and greater
- Preliminary - Constructed Lead
- Asbuilt
- Unknown
- Creek
- Unknown
- Roads Subject to Flood
- WDC - Water and Drainage
- DC - Drainage Only
- Sampling Station

- UV Disinfection Building
- Elliptical
- Preliminary - Constructed Gravity Main
- 3rd Pipe
- 1985 - 1989
- 2005 - 2009
- Concrete
- HDPE (High-Density Polyethylene)
- Urethane Coated Steel
- 450mm - 600mm
- 1250mm - 1400mm
- Major
- Private Lead
- Preliminary - Constructed
- Decommissioned
- Ditch
- Rain Garden/Infiltration Swale
- Detention Ponds
- WSC - Water and Sanitary
- NC - No Service Card
- Abandoned/Decommissioned Sampling Station

- Box
- Unknown
- Preliminary Gravity Main
- 1970 - 1974
- 1990 - 1994
- Unknown
- Copper
- PVC (Polyvinyl Chloride)
- Unknown
- 650mm - 800mm
- 1450mm - 1600mm
- Minor
- Preliminary Lead
- Preliminary
- Abandoned
- River
- Infiltration Trench
- AC - All
- SC - Sewer Only
- Watersheds 2003
- Water Valves (Zone)

- Water Valves (Enclosure Labels)
- Closed Air
- Check
- Threaded

- Water Valves (Make Labels)
- Closed Gate
- Gate
- Unknown

- Water Valve (Preliminary Labels)
- Closed Butterfly
- Water Encasements
- Billing Meter
- Unknown
- Cross
- Other Nodes
- Pump Station
- other Structures
- Private

- Water Valves (Vented Labels)
- Air; Air,
- Butterfly
- Storz
- System Meter
- Blowdown
- Reduced Pressure Backflow Assembly
- Water Tees
- Reservoir
- TOL
- Preliminary

- Blowoff
- Reducer
- PRV
- Chamber
- Preliminary - Constructed
- Abandoned
- 50
- 200
- 400
- 750
- Copper
- Perma
- Stub
- 1990-1999
- Unknown
- GVWD
- Connection
- MB - Metered, But Flat Rate Charged
- LO - Land Only
- NF - No Main Frontage

- Cap
- Y
- Well
- Treatment Plant
- GVWD
- 20
- 100
- 250
- 450
- Unknown
- Ductile Iron
- Steel
- Unknown
- 1980-1989

Water Main Labels

- Private
- Water Pressure Zones
- MF - Metered and Flate Rate
- LP - Land PreServiced
- NW - No WaterMain

- 25
- 75
- 300
- 500
- Asbestos Cement
- HDPE
- Unknown
- <all other values>
- 1970-1979
- TOL
- Preliminary
- Water Pressure Zones (m)
- MN - Metered No Charge
- WP - Well PreServiced
- TF - Township Facility

- 30
- 150
- 350
- 600
- Concrete
- PVC
- Main
- 2000-2009
- 1960-1969
- Preliminary - Constructed
- Abandoned
- MP - Metered Property
- CO - Connected
- WO - Well Only
- No Water Connection Details in Tempest

- AC - All
- SC - Sewer Only
- 1996-2010
- > 1
- Surcharge Manhole
- Cap
- Sanitary Lift Stations

- WC - Water Only
- SDC - Sewer and Drainage
- 2011
- 0
- Regular
- Junction
- Air Valve

- WDC - Water and Drainage
- DC - Drainage Only
- 3000
- Sanitary Valves
- Other Manholes
- Vent Stack
- Blowdown

- WSC - Water and Sanitary
- NC - No Service Card
- 1
- Cleanout

Sanitary Node Labels (Caps)

- Unknown
- Lift Station
- Valve Chamber

- Unknown
- Air Valve

Sanitary Main Labels (Pipe ID)

- Stub
- Abandoned Gravity Main
- Low Pressure Main
- 2008
- 2004
- 2004
- 2008
- Ductile Iron
- Unknown
- 150
- 350

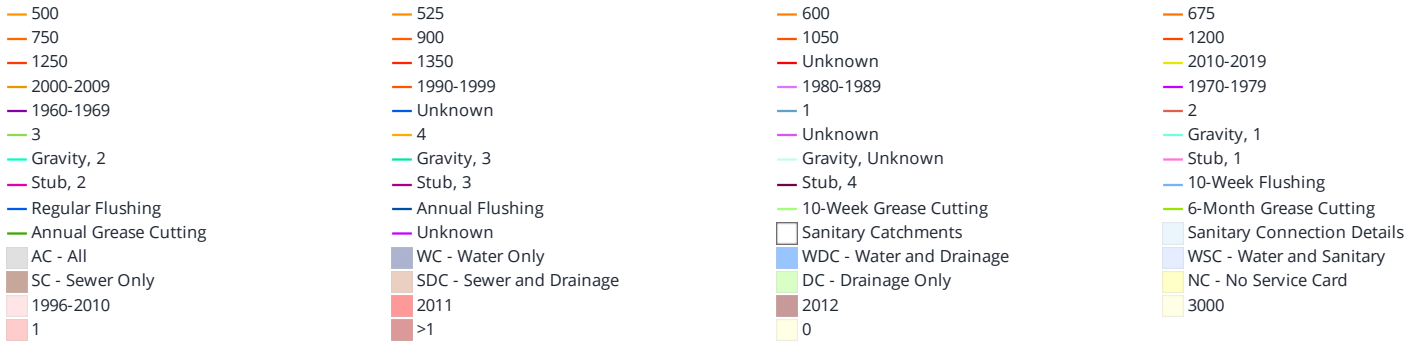
- Sanitary Flow Arrows
- Blow-Down
- Gravity Main
- Preliminary - Constructed Gravity Main
- Preliminary Force Main
- Abandoned Force Main
- 2007
- 2003
- 2005
- Asbestos Cement
- HDPE
- 50
- 200
- 375

- Force Sanitary Connections
- Vent Stack
- Private Gravity Main
- Preliminary Gravity Main
- Preliminary - Constructed Force Main
- MetroVan Force Main
- 2006
- 2001
- 2006
- Concrete
- PVC
- 75
- 250
- 400

- Sanitary Connections

Sanitary Main Labels

- Metro Vancouver Gravity Main
- Abandoned Stub
- Force Main
- Private Force Main
- 2005
- Unknown
- 2007
- Copper
- Steel
- 100
- 300
- 450


500
525
600
675
750
900
1050
1200
1250
1350
Unknown
2010-2019
2000-2009
1990-1999
1980-1989
1970-1979
1960-1969
Unknown
1
2
3
4
Unknown
Gravity, 1
Gravity, 2
Gravity, 3
Gravity, Unknown
Stub, 1
Stub, 2
Stub, 3
Stub, 4
10-Week Flushing
Regular Flushing
Annual Flushing
10-Week Grease Cutting
6-Month Grease Cutting
Annual Grease Cutting
Unknown
Sanitary Catchments
Sanitary Connection Details
AC - All
WC - Water Only
WDC - Water and Drainage
WSC - Water and Sanitary
SC - Sewer Only
SDC - Sewer and Drainage
DC - Drainage Only
NC - No Service Card
1996-2010
2011
2012
3000
1
>1
0

LOT 1 252 STREET

WALKSCORE

Langley Township



Car-Dependent

Almost all errands require a car



Some Transit

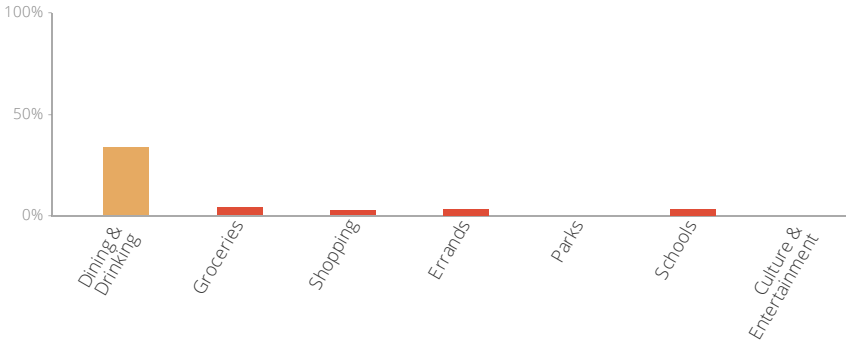
A few nearby public transportation options



Bikeable

Some bike infrastructure

The Walk Score here is 8 out of 100 based on these categories. View a map of what's nearby.



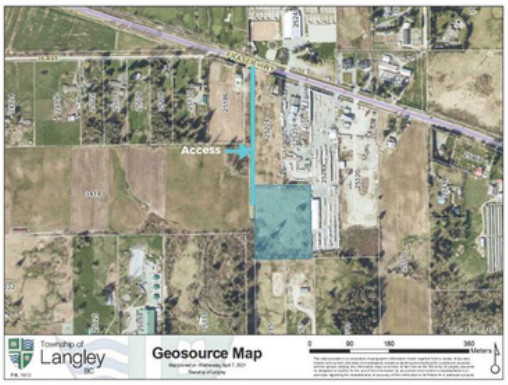
Get scores for your address

elevation
elevationrealestate.ca

Active
R2562165
Board: F
Other

Lot 1 252 STREET
Langley
Otter District
NON 0N0

Land
$1,499,900 (LP)
(SP) M



Sold Date:		Original Price:	**$1,499,900**
Frontage (feet):	**546.91**	Subdiv/Complex:	
Meas. Type:	**Feet**	P.I.D.:	**009-329-374**
Frontage (metres):	**166.70**	Taxes:	**$3,269.59**
Depth:	**417.57**	For Tax Year:	**2020**
Price/SqFt:		Zoning:	**RU3**
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	**West**		
Permitted Use:	**House/Single Family**		
Title to Land:	**Freehold NonStrata**		
Tour:			

Lot Area

Acres:	**5.19**
Hect:	**2.10**
SqFt:	**0.00**
SqM:	**0.00**

Sanitary Sewer:	**At Lot Line**
Storm Sewer:	**At Lot Line**
Water Supply:	**None**
Electricity:	**At Lot Line**
Natural Gas:	**At Lot Line**
Telephone Service:	**Not Available**
Cable Service:	**Not Available**
Prospectus:	**Other (See Remarks)**
Develop Permit?:	**No**
Bldg Permit Apprv:	**No**
Building Plans:	**Not Available**
Perc Test Avail:	**No**
Perc Test Date:	

Property Access:	**Allowed Access**
Parking Access:	
Fencing:	**None**
Property in ALR:	**Yes - Agricultural Land Reserve**
Information Pkg:	**Yes**
Sign on Property:	**Y**
Sketch Attached:	**No**
Property Disclosure:	**Yes**
Trees Logged:	**No**

Legal: **LOT 1 SECTION 26 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 10488**

Site Influences: **Rural Setting**
Restrictions: **Subj. to Final Approval**

Listing Broker 1: **RE/MAX Treeland Realty**
Listing Broker 2:
Listing Broker 3:

Private 5.19 acre cleared building site minutes from downtown Aldergrove and priced very competitively. Legal access is available through the Township of Langley right away already in place. Just place a gravel driveway up to the property line and start building your dream home!

LND Full Public (Blank)

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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Let's connect!

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

RE/MAX Treeland Realty



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