

2563 206 STREET

5 ACRE DEVELOPMENT SITE



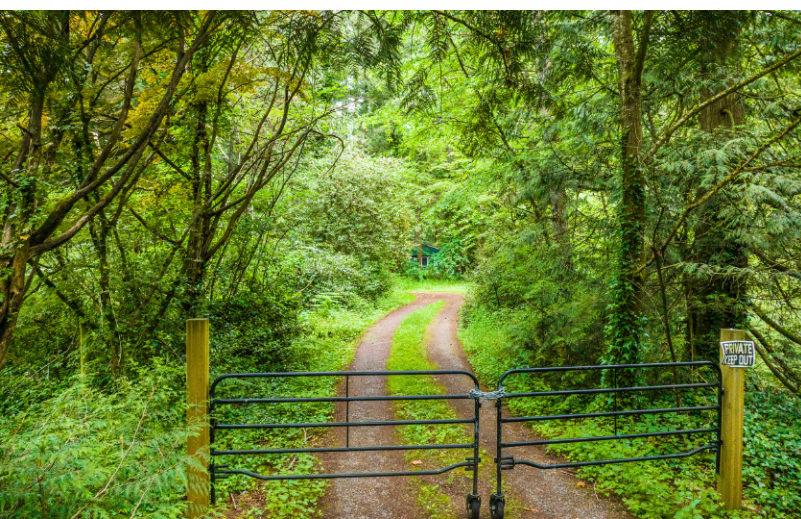
Rarely available 5 acre parcel designated Single Family 2 in the Brookwood/Fernridge OCP provides excellent investment opportunity for the astute investor/developer. The Single Family 2 designation accommodates single family dwellings with a minimum lot size of 10,000 SqFt. Small older home and barn provide rental income while waiting for development. A Local Area Service (LAS) for municipal sanitary sewer service has been requested (petition submitted to the Township of Langley).

604-533-3491
elevationrealestate.ca

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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



SCHOOL CATCHMENT

Glenwood Elementary (K-7)

20785 24 Avenue
Langley, BC, V2Z 2B4
Phone: (604) 534-4644

Brookwood Secondary School (8-12)

20902 37A Avenue
Langley, BC, V3A 5N2
Phone: (604) 530-2141

COMMUTE to downtown Langley



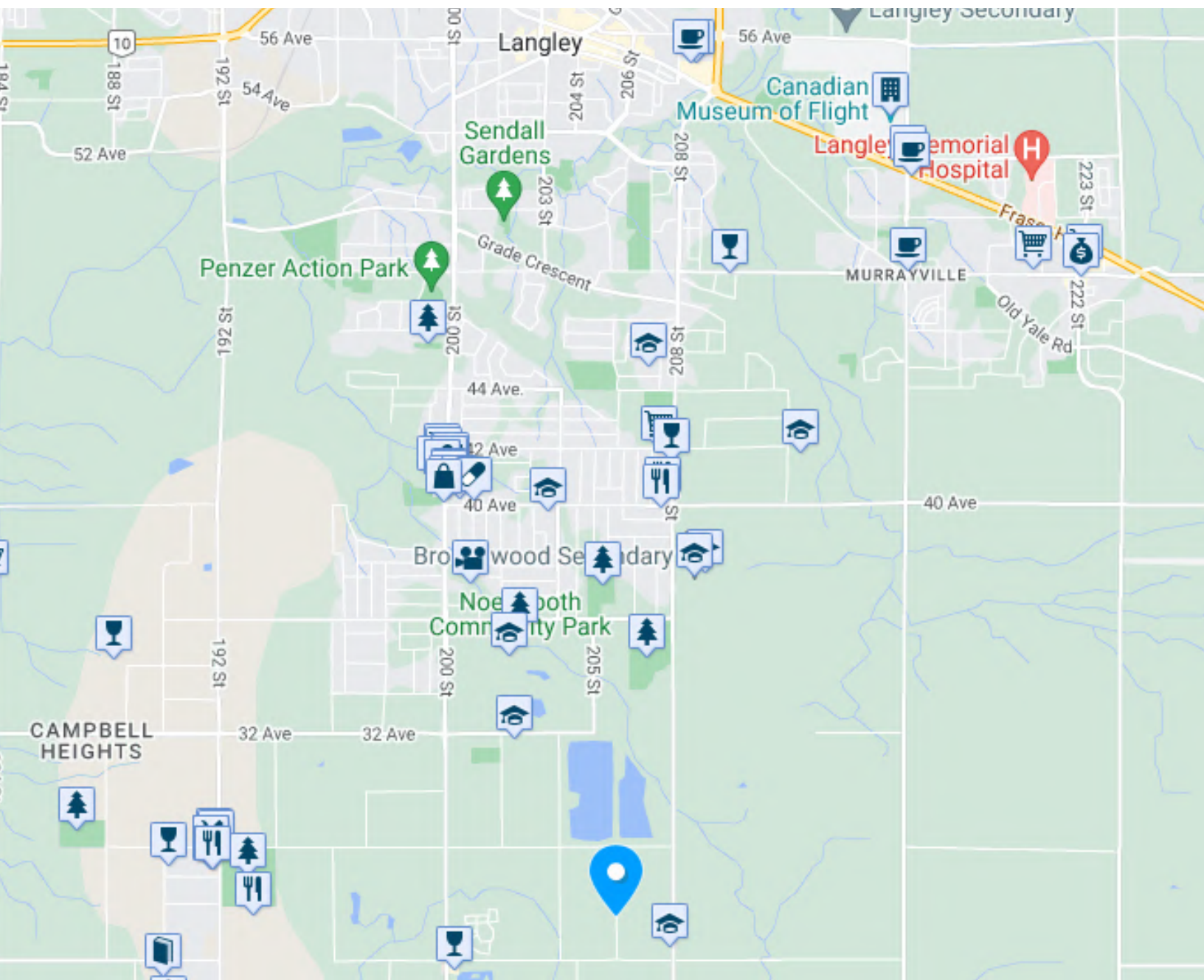
15 min



28 min



60 min



R2702584

Board: F

House with Acreage

2563 206 STREETLangley
Brookwood Langley
V2Z 2B5

Residential Detached

\$1,029,000 (LP)(SP) 

Sold Date:

Meas. Type: **Feet**Frontage(feet): **345.47**Frontage(metres): **105.30**Depth / Size: **630.56**Lot Area (sq.ft.): **217,800.00**Lot Area (acres): **5.00**Flood Plain: **No**View: **No :**

Complex/Subdiv:

Services Connected: **Electricity, Septic, Water**

If new, GST/HST inc?:

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Rear Yard Exp: **West**P.I.D.: **011-038-063**Original Price: **\$11,500,000**Approx. Year Built: **1961**Age: **61**Zoning: **SR-2**Gross Taxes: **\$25,754.36**For Tax Year: **2021**Tax Inc. Utilities?: **No**

Tour:

Sewer Type: **Septic**Water Supply: **Well - Shallow**Style of Home: **Rancher/Bungalow**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Perimeter**Total Parking: **10** Covered Parking: **0** Parking Access: **Front**Parking: **Open**Driveway Finish: **Gravel**Dist. to Public Transit: **1.6 KM**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Leased: **No :**Dist. to School Bus: **2 Blocks**

Land Lease Expiry Year:

Renovations:

of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Wood**Fuel/Heating: **Electric, Forced Air, Oil**Outdoor Area: **None**Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Floor Finish:

Legal: **LOT 8, PLAN NWP3119, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**Amenities: **Barn**Site Influences: **Private Setting, Private Yard, Rural Setting, Treed**

Features:

Finished Floor (Main):	1,032	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'8 x 13'3			x	Floor
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6 x 8'4			x	Main
Finished Floor (Below):	0	Main	Master Bedroom	15'3 x 11'7			x	#Pcs
Finished Floor (Basement):	0	Main	Living Room	10'7 x 7'11			x	4
Finished Floor (Total):	1,032sq. ft.	Main	Utility	7'11 x 4'8			x	
Unfinished Floor:	0						x	
Grand Total:	1,032sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:	None						x	
Basement:	None						x	

Crawl/Bsmt. Height:

of Levels: **1**

Manuf Type:

Registered in MHR?:

PAD Rental:

of Kitchens: **1**# of Rooms: **5**

MHR#:

CSA/BCE:

Maint. Fee:

ByLaw Restrictions:

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