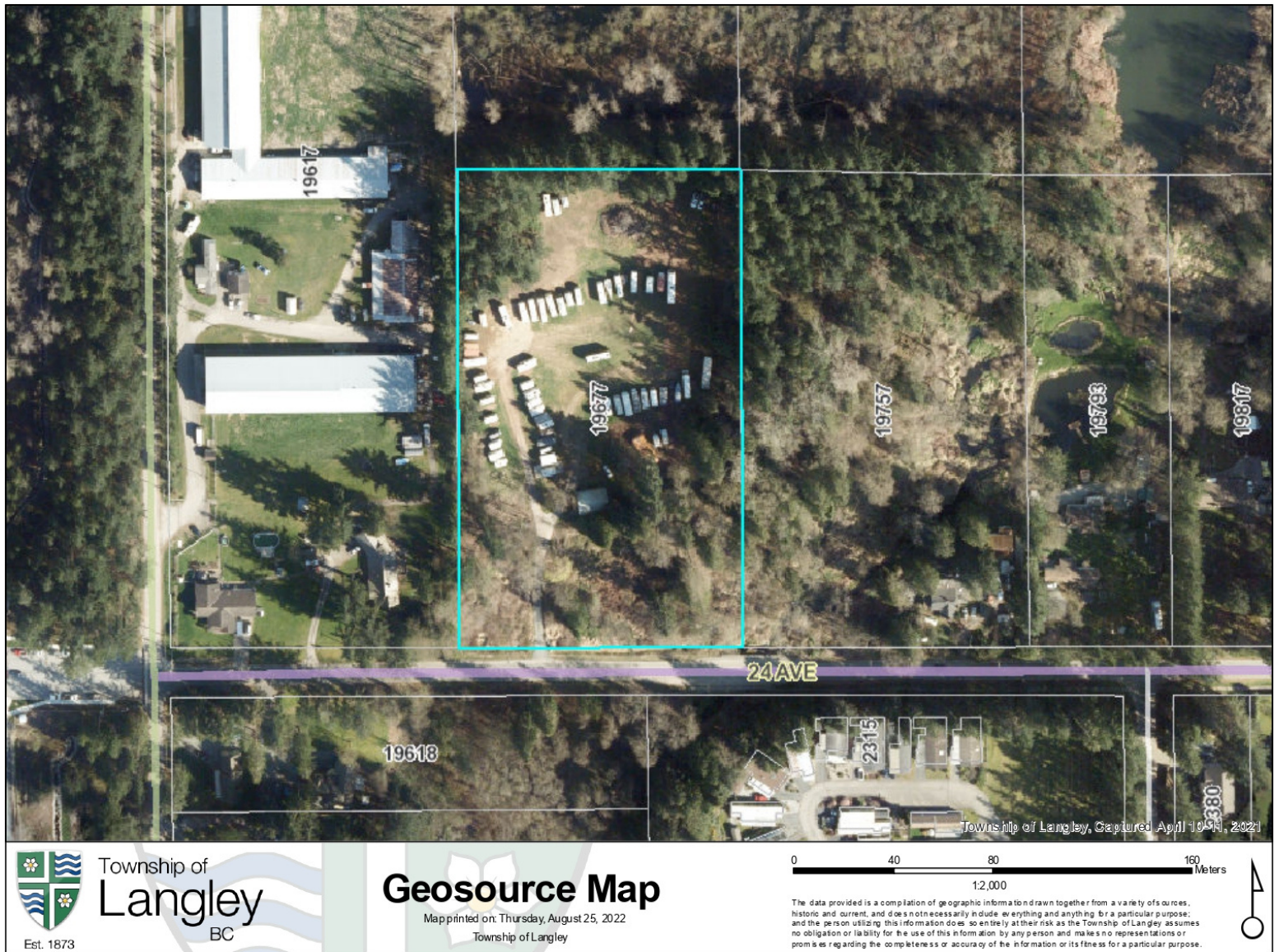


# 19677 24 AVENUE

2 BEDROOM | 0 BATHROOM | LIVING AREA: 864 SQFT



**5.5 Acre Development site plus neighbouring 5.5 Acre parcel also listed (total 11 Acres) designated for single family 3 (lots 7,000 sqft) in the Brookwood/Fernridge NCP. Potential to rezone to higher density or multifamily if negotiated after dedication of river and riparian areas on property to the Township of Langley. A Sanitary Sewer line is being installed across the front by the Township. Please do not walk on the property and/or disturb tenants without appointment.**

604-533-3491  
elevationrealestate.ca

**elevation** RE/MAX  
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

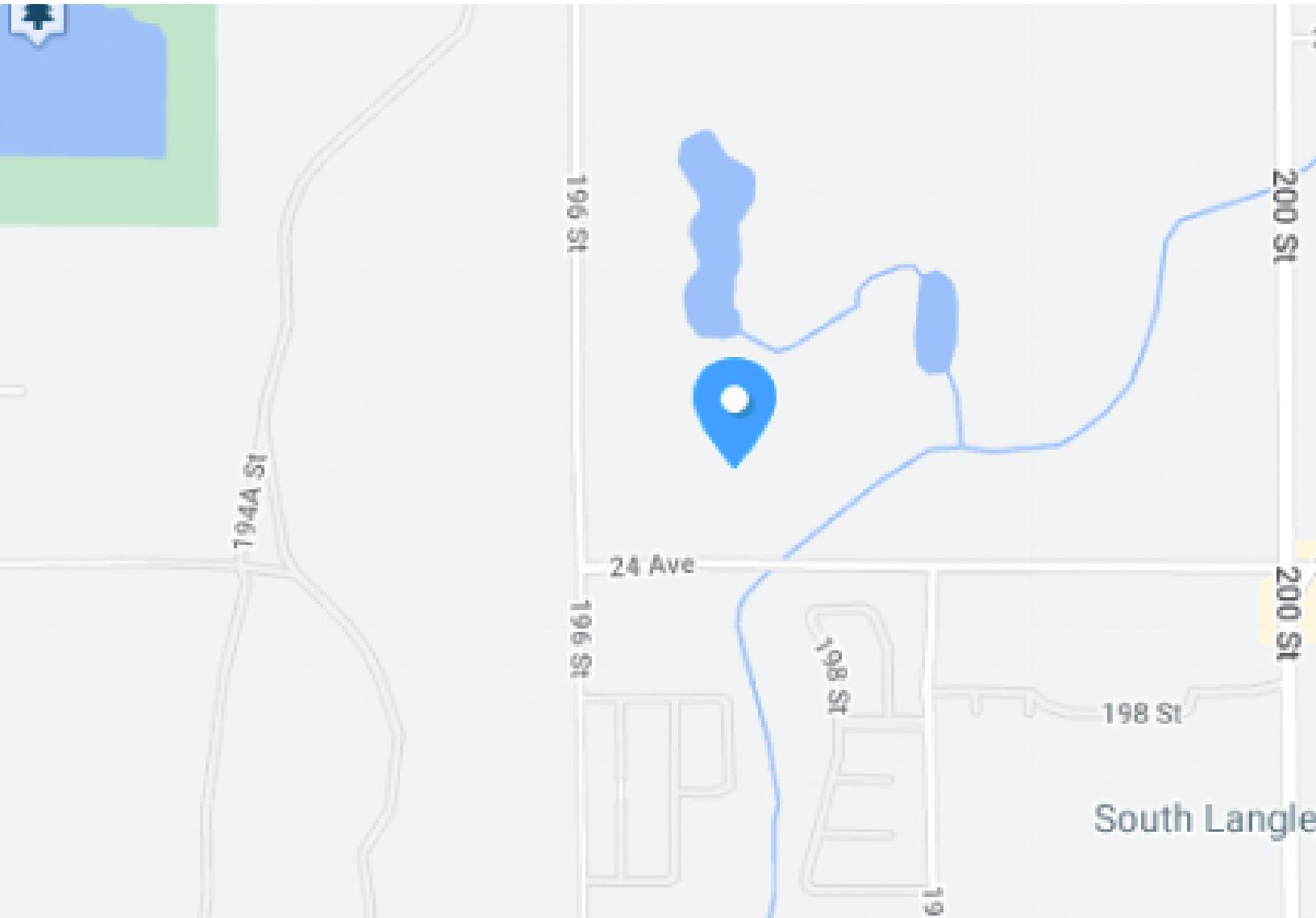
 60+ min

# 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





**Active**  
**R2719061**

Board: F  
House with Acreage

**19677 24 AVENUE**

Langley  
Brookwood Langley  
V2Z 1Y6

Residential Detached

**\$7,350,000** (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$7,350,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1951**  
Frontage(feet): **377.29** Bathrooms: **0** Age: **71**  
Frontage(metres): **115.00** Full Baths: **0** Zoning: **SR-2**  
Depth / Size: **626.96** Half Baths: **0** Gross Taxes: **\$12,858.33**  
Lot Area (sq.ft.): **239,580.00** Rear Yard Exp: **North** For Tax Year: **2022**  
Lot Area (acres): **5.50** P.I.D.: **012-012-262** Tax Inc. Utilities?: **Yes**  
Flood Plain: 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: **Forced Air, 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: **Front**  
Parking: **Open, RV Parking Avail.**  
Driveway Finish: **Gravel**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Lease... **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed**

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

Amenities:

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):	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	Master 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: 2	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**

