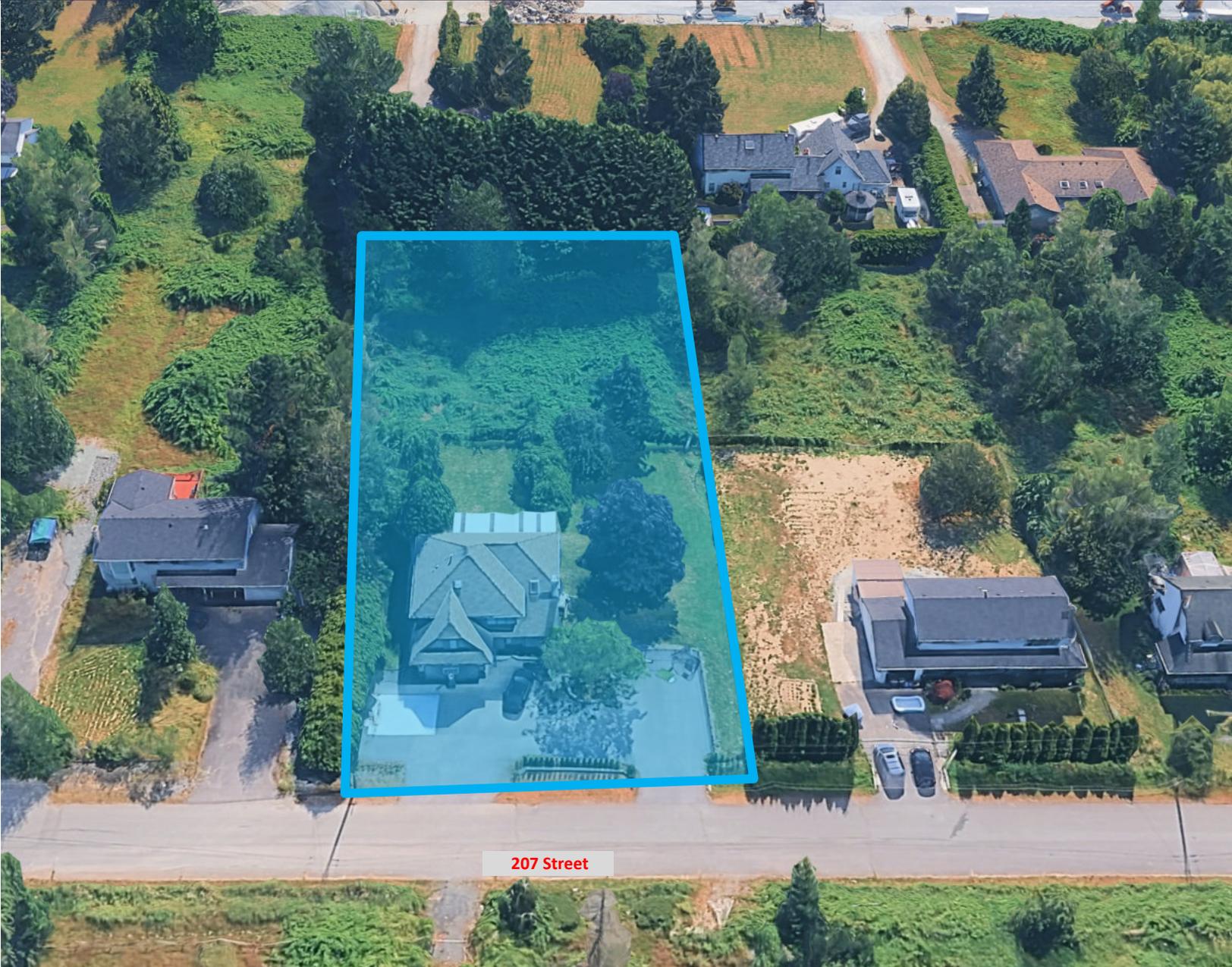


FOR SALE

Future Townhomes
0.92 Acre



Completely renovated home situated on an approximately 0.92-acre private lot on a quiet street, surrounded by mature natural landscaping for excellent privacy. The property offers a large paved driveway, fully fenced yard, and approximately 3,120 sq. ft. of living space with multiple separate side entrances, providing flexibility for extended family living or alternative uses. Located within Willoughby's North East Gordon Estate Neighbourhood Plan, this is a rare opportunity to secure a large residential holding with meaningful future development potential. The home also offers suite potential for strong rental income while holding for redevelopment, and is centrally located close to schools, shopping, and Highway 1 access.

This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Royal LePage Global Force Realty.

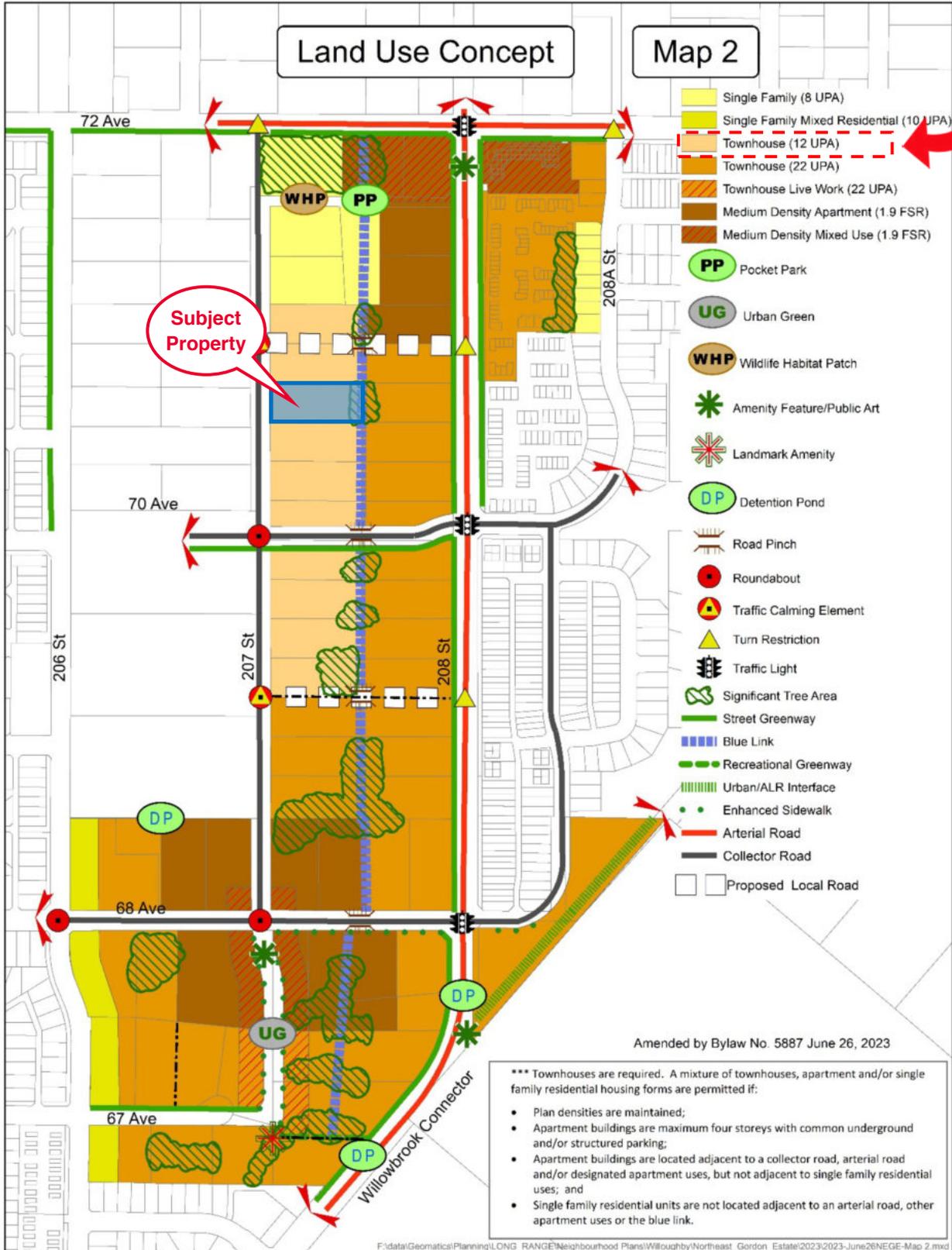
Township of Langley Satellite View (GIS)



Township of Langley Map View (GIS)



Neighbourhood Land Use Plan



Area Development Context Summary – Northeast Gordon Estate

The subject area within the Northeast Gordon Estate is experiencing a clear and accelerating transition from low-density suburban residential use to higher-density, master-planned residential development. Multiple recent and active planning applications demonstrate municipal support for residential intensification through townhouse and apartment forms.

Directly behind the subject properties, higher-density apartment development is being actively advanced, reinforcing the transition toward multi-family residential use:

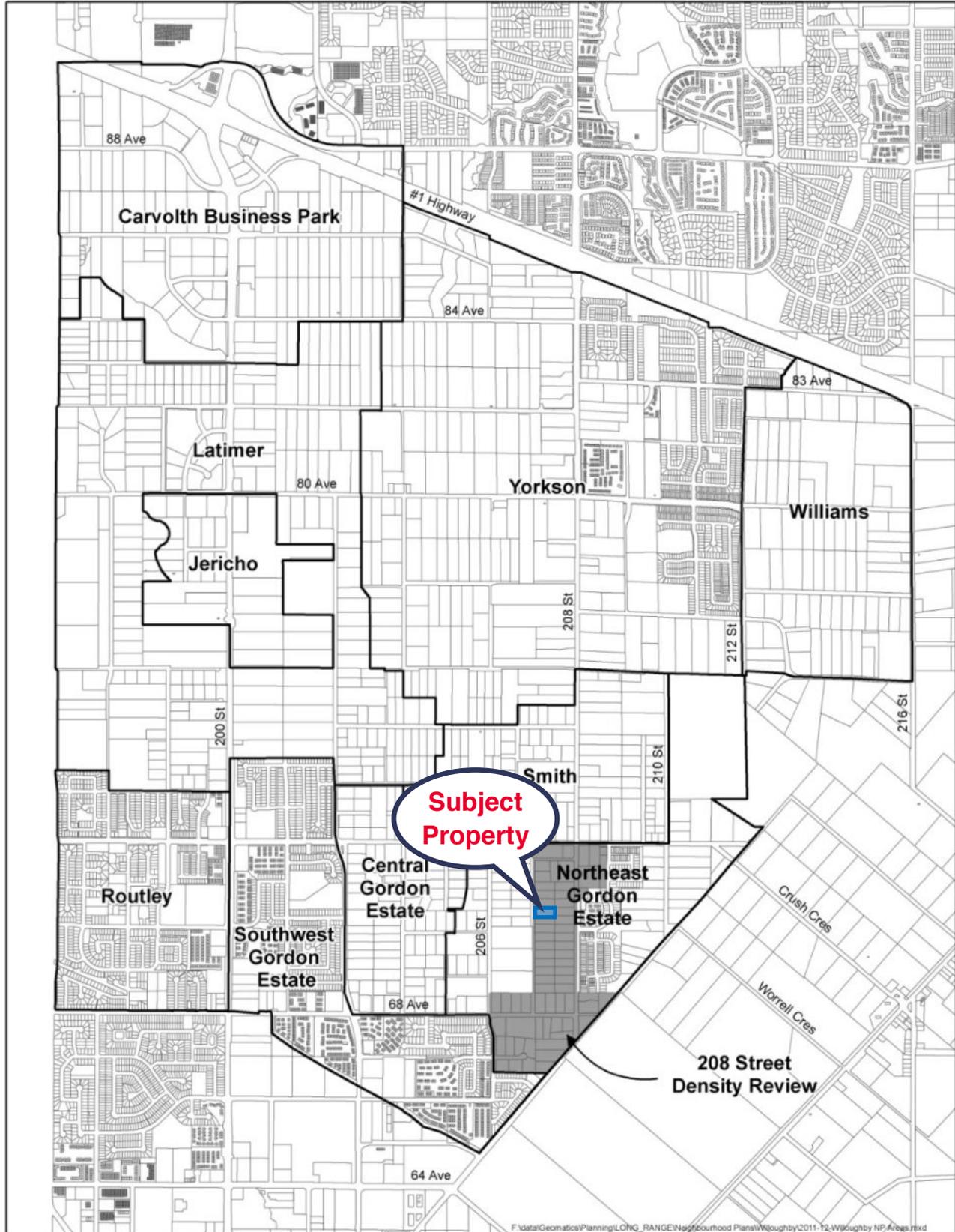
- **7000 Block 208 Street** (Project No. 08-14-0243, Application Date: May 22, 2024) – Proposed amendment to the Northeast Gordon Plan and rezoning from Suburban Residential Zone (SR-2) to a Comprehensive Development Zone to permit a four-storey apartment building.
- **7135 & 7157 208 Street** (Project No. 08-14-0239, Application Date: April 20, 2023) – Proposed rezoning from Suburban Residential Zone (SR-2) to Multiple Family Residential Zone (RM) to allow a 146-unit, four-storey apartment building.

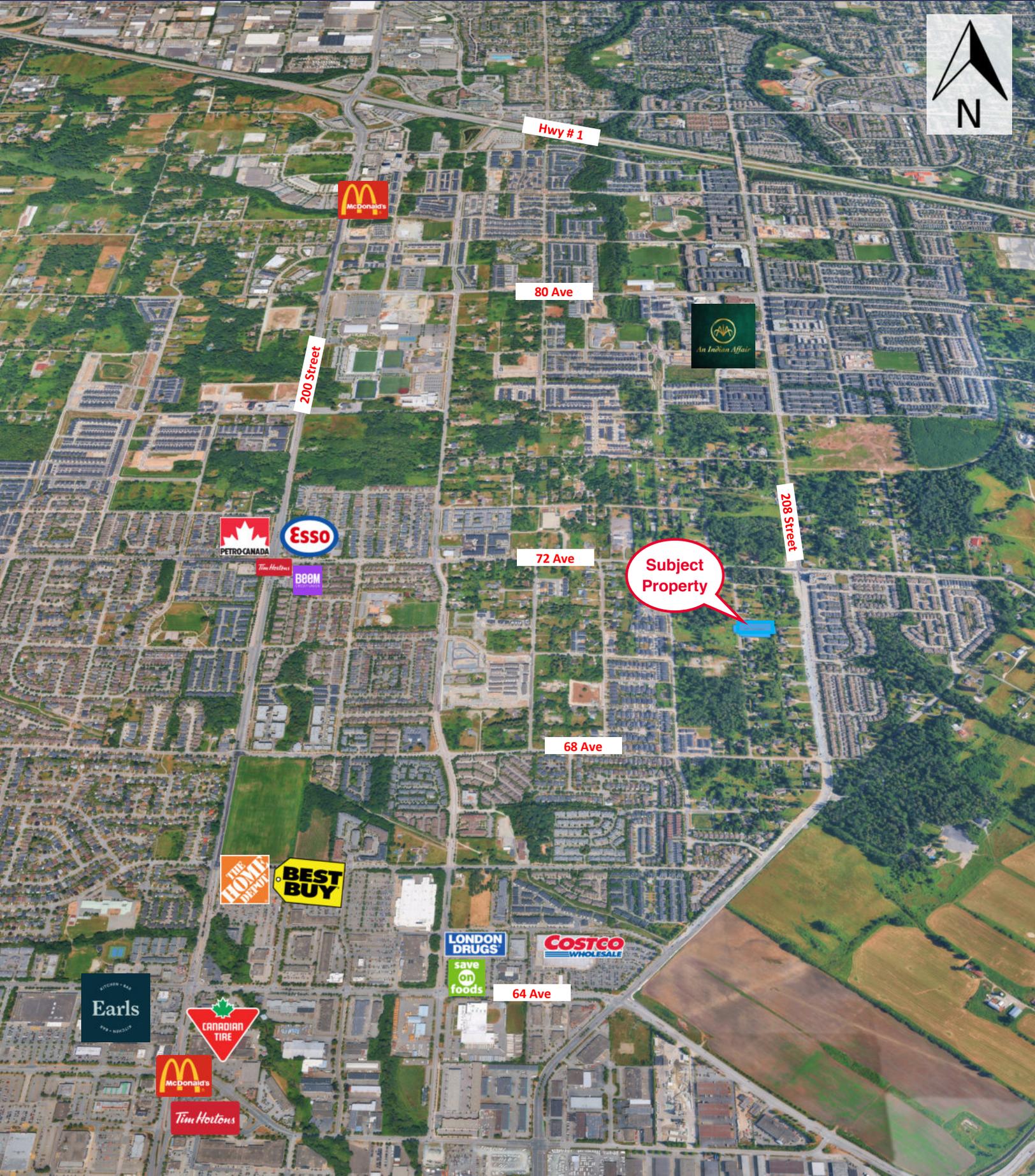
Additional nearby active applications further demonstrate a strong pattern of townhouse-oriented redevelopment within the surrounding area:

- **20750 68 Avenue** (Project No. 08-14-0237, Application Date: April 24, 2024) – Proposed lot line adjustment within the Suburban Residential Zone (SR-2), with a minimum lot size of 8,094 m², reflecting early land consolidation activity.
- **6705 & 6731 Willowbrook Connector and 6785 208 Street** (Project No. 08-14-0166, Application Date: March 3, 2022) – Proposed rezoning from SR-2 to a Comprehensive Development Zone to permit 78 townhouse units, supported by a Development Permit application.
- **7070, 7080 & 7086 206 Street and 7045, 7077 & 7081 207 Street** (Project No. 08-14-0201, Application Date: September 6, 2024) – Proposed amendment to the Northeast Gordon Estate Plan and rezoning to a Comprehensive Development Zone to allow 144 townhouse units.
- **6982 206 Street** (Project No. 08-14-0187, Application Date: May 31, 2024) – Proposed amendment to the Northeast Gordon Neighbourhood Plan and rezoning to support 83 townhouse units.
- **7100 & 7126 206 Street and 7119 & 7143 207 Street** (Project No. 08-14-0232, Application Date: August 31, 2021) – Proposed plan amendment and rezoning to permit 83 townhouse units.

Collectively, these applications illustrate a consistent and coordinated shift toward higher-density residential development within the Northeast Gordon Estate, reinforcing the area's long-term suitability for townhouse and apartment redevelopment and supporting continued land value appreciation.

Figure 2.1 Neighbourhood Location





Hwy #1



80 Ave



200 Street



72 Ave

Subject Property

208 Street



68 Ave



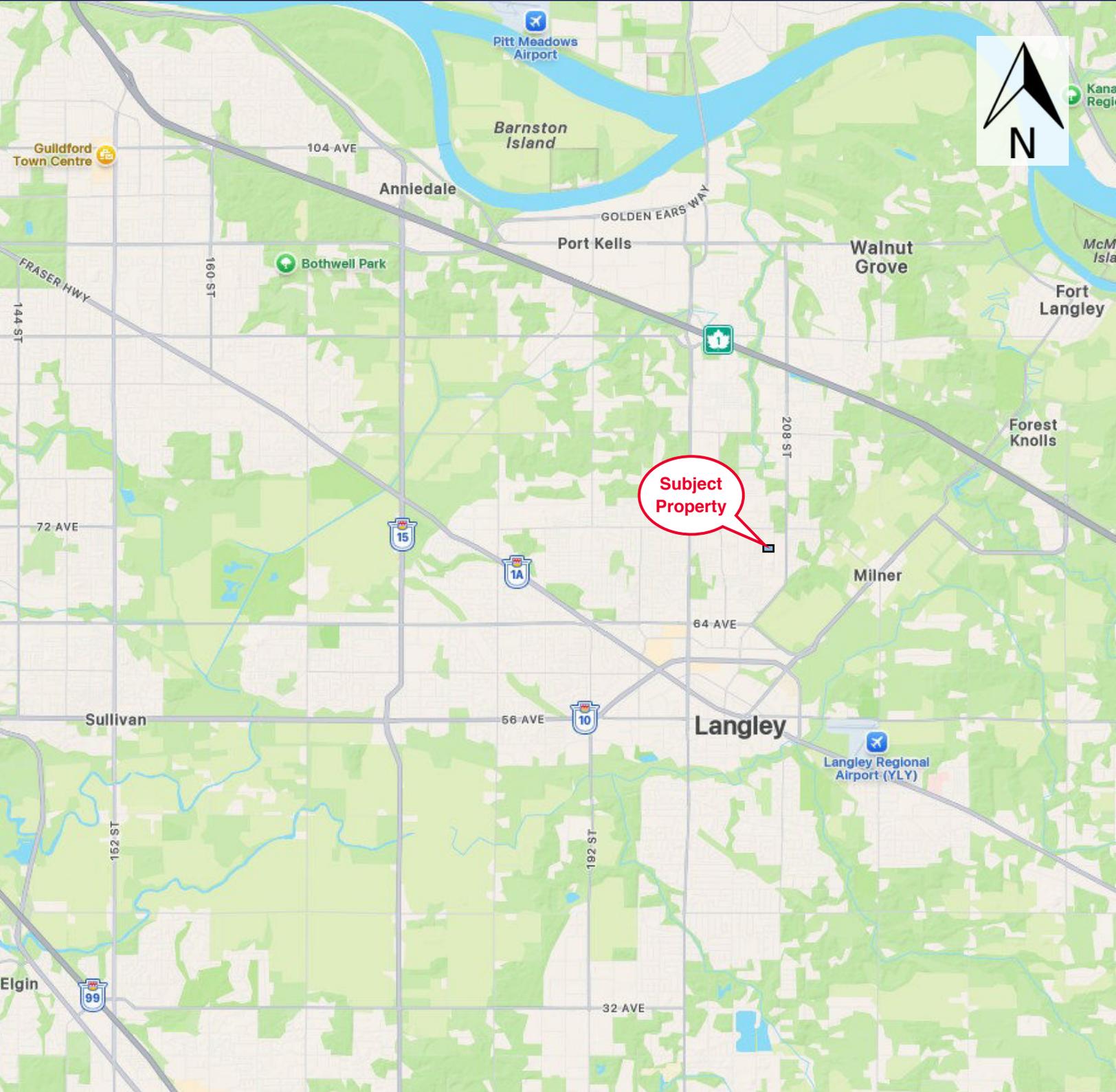
64 Ave



FOR SALE

Future Townhomes

0.92 Acre



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