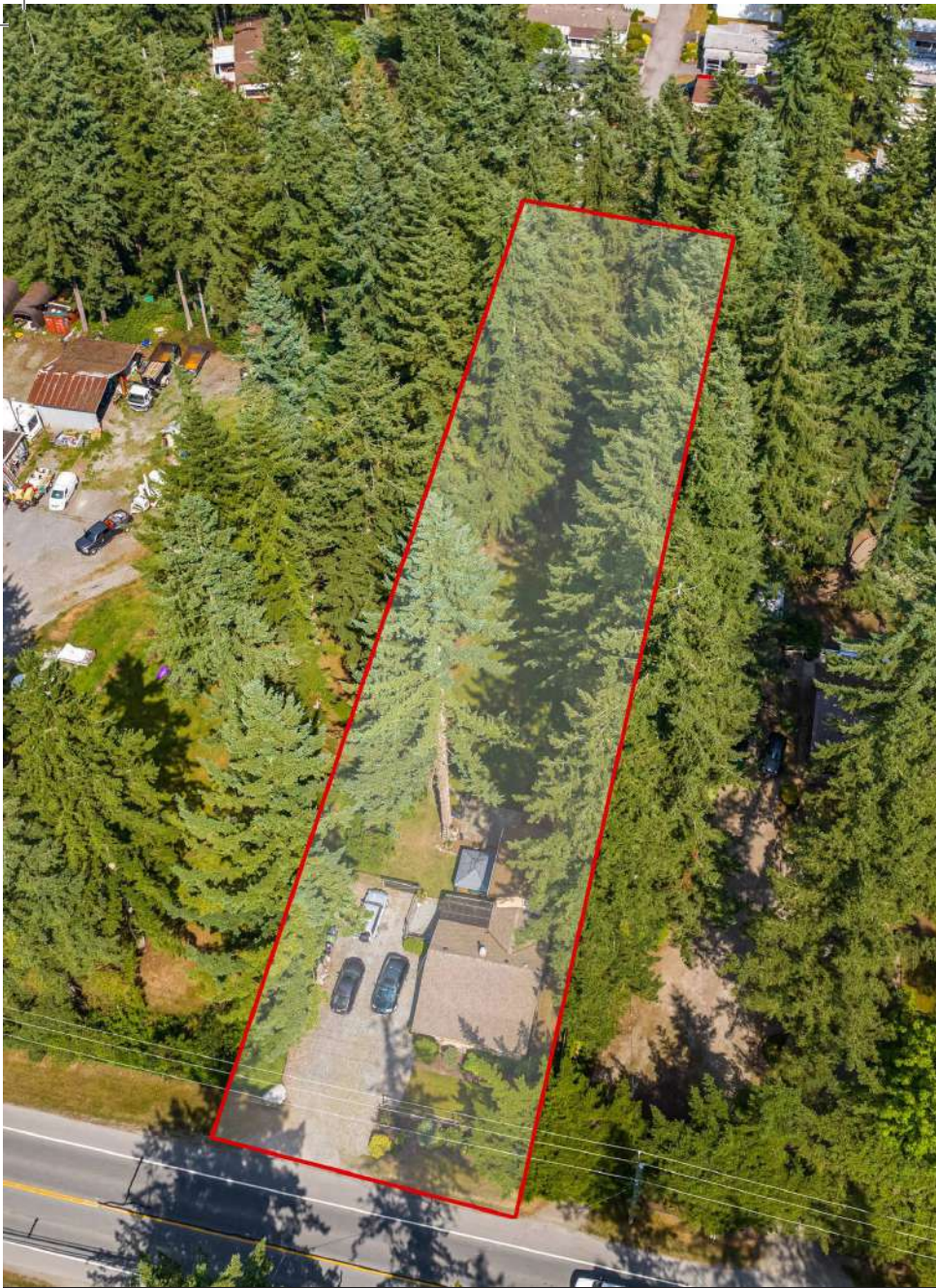


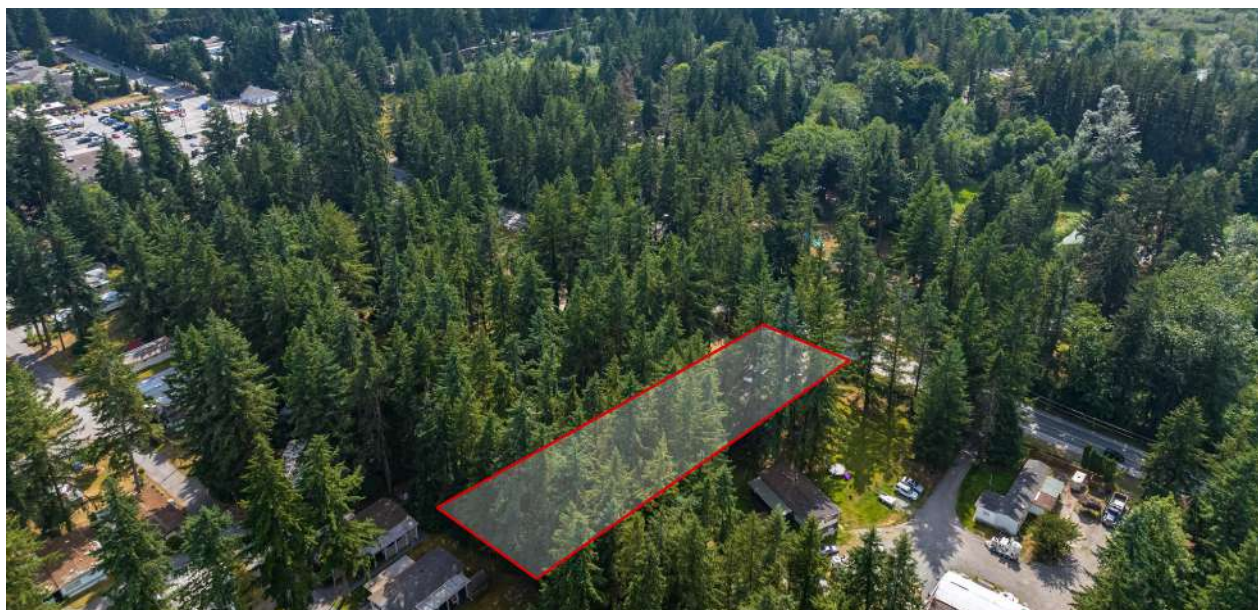
WELCOME TO
2552 200 STREET, LANGLEY

JARED GIBBONS
REAL ESTATE GROUP



Stunning half-acre lot, strategically zoned for TOWNHOUSE/ROWHOME development, is located within the Fernridge Community Plan of the BROOKSWOOD O.C.P. Rest assured, this property is free from creeks, easements, or right of ways, ensuring unobstructed development possibilities. With all services readily available, this 1,348 sqft rancher is thoughtfully landscaped, adding to its overall charm and appeal.





PRICE \$2,999,000
SIZE 1,118 SF

STYLE 2 STOREY
BEDROOMS 2

LOT 1/2 ACRE
BATHROOMS 1







LOCATION DETAILS

GLENWOOD ELEMENTARY SCHOOL - 1.6 KM

ST CATHERINES SCHOOL - 1.8 KM

BROOKSWOOD SECONDARY - 4.2 KM

BELL PARK - 3.3 KM

LANGLEY PASSIVE PARK - 3.5 KM

CAMPBELL VALLEY REGIONAL PARK - 4.6 KM

MAIN SHOPPING - 9.5 KM (NO FRILLS, SAFEWAY, SAVE-ON-FOODS)

Parcel Report

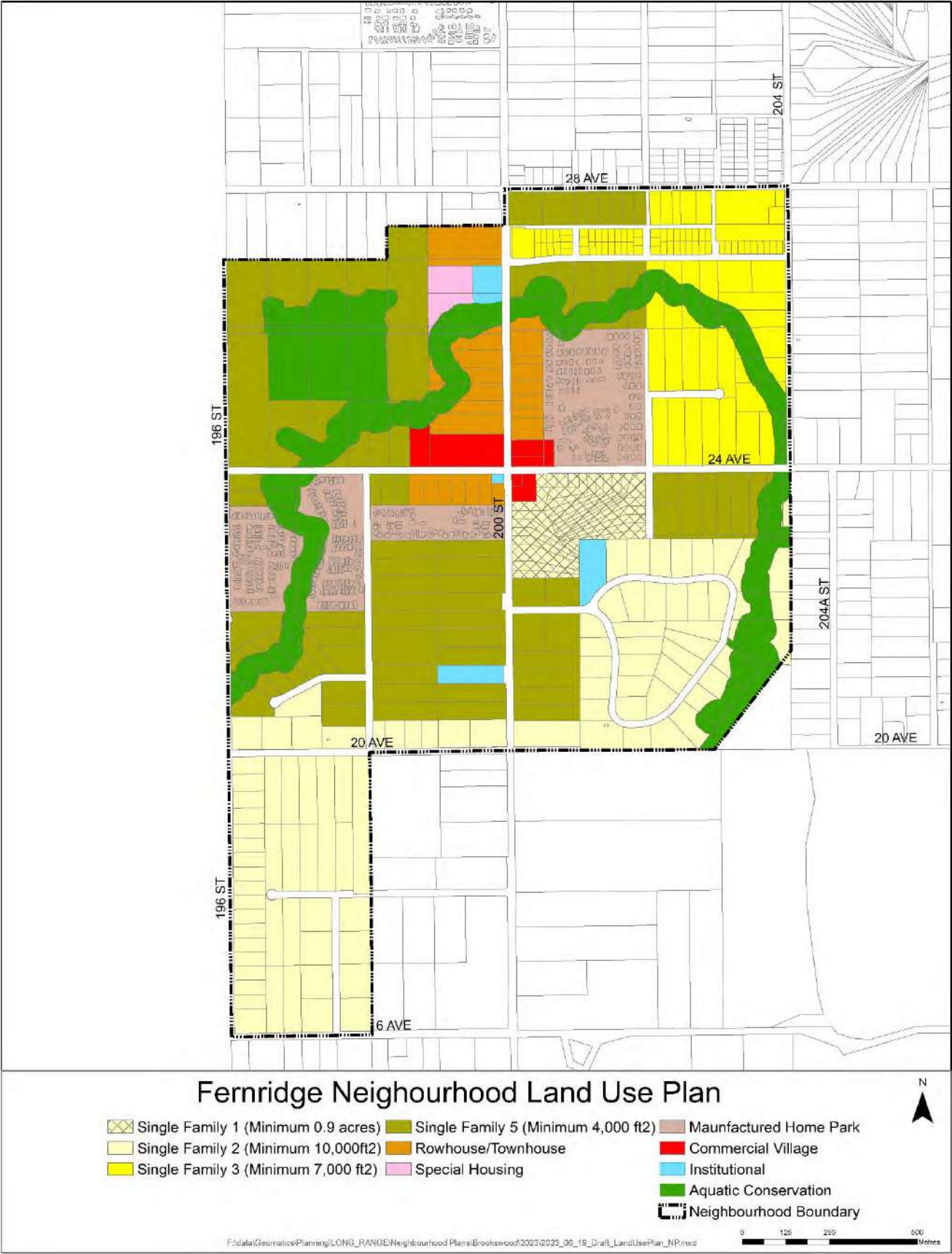


Parcel Information

House	2552
Street	200 ST
Unit	
Property #:	126518
Plan #:	NWP12496
PID:	008-311-129
Folio:	0035511115
Block:	
Section:	23
Township:	7
Lot:	5
Lot Size:	.487
Lot Description:	ACRES
Legal Description:	LT 5, SEC 23, TWP 7, NWD, PL NWP12496

This report and map is for general information only. The Township of Langley does not guarantee its accuracy or correctness. All information should be verified.

MAP 1 | Land Use Plan



R2797356
House/Single Family

2552 200 STREET LANGLEY
Brookwood Langley, V2Z 1X1

Residential Detached
\$2,999,000 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1952
Frontage (ft):	69.00	Bathrooms:	1	Age:	71
Lot Area:		Full Baths:	1	Zoning:	SR-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,210.17
Rear Yard Exp:	East			For Tax Year:	2022
View:	No			P.I.D.:	008-311-129

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Addition	Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Storm Sewer,Water
Legal:	LOT 5, PLAN NWP12496, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT.
Amenities:	None
Site Influences:	Gravel Road,Private Setting,Rural Setting,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Refrigerator,Stove
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 3'10	Main	Patio	12'4 x 18'8
Main	Laundry	7'10 x 2'11	Above	Bedroom	13'11 x 11'6
Main	Primary Bedroom	14'1 x 11'6			
Main	Living Room	13'5 x 12'11			
Main	Dining Room	9'8 x 13'7			
Main	Kitchen	9'4 x 13'3			
Main	Solarium	7'9 x 24'10			

Finished Floor (Main):	890 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	228 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,118 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,118 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

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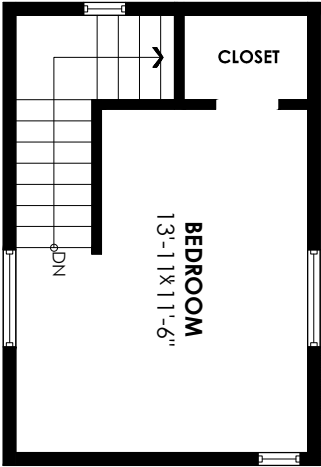


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jaredgibbons@royallepage.ca
www.jaredgibbons.ca
Royal LePage Northwest Realty

2552 200 Street, Langley

Upper Floor Plan

Floor Area: 228 sq.ft.
Ceiling Height: 8'

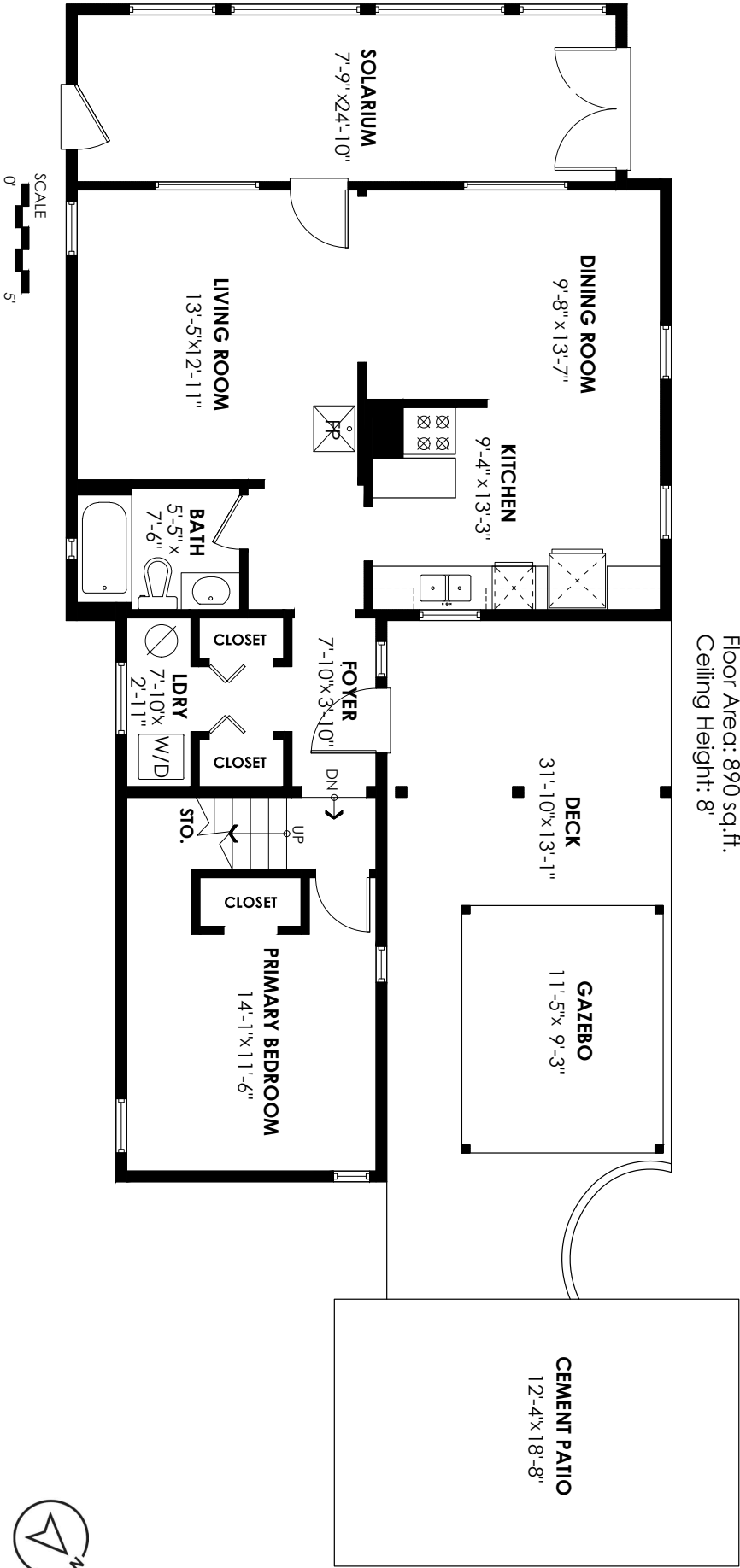


Main Floor: 890 sq. ft.
Upper Floor: 228 sq. ft.
Total Livable: 1,118 sq. ft.

Solarium: 212 sq. ft.
Patio: 230 sq. ft.
Gazebo: 106 sq. ft.
Deck: 282 sq. ft.
Total Extras: 830 sq. ft.

Main Floor Plan

Floor Area: 890 sq.ft.
Ceiling Height: 8'



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