

# Features - 367 198 Street

## Lot:

- Executive country estate
- Gated driveway, intercom, automatic opener
- Stamped concrete driveway
- .52 Acres or 22,651 sq. ft. south facing lot
- 211.61 ft. frontage x 227.36 ft. depth (irregular)
- Built in zoned sprinkler system: front and back

## Exterior:

- Asphalt roof: recently de-mossed
- Hardy board siding, rock trim
- Covered back patio
- Uncovered extended brick paver two tiered patio, outdoor kitchen, bar fridge and Napoleon barbeque
- Waterfall and pond, 2 cherry trees and 1 plum tree
- Garden shed: insulated and powered

## Interior:

- 2020: interior paint
- 2020: new carpet on stairs and upper bedrooms
- 10' ceilings, detailed mill work, updated entrance and stair case chandeliers and light fixtures
- Wide plank flooring on both levels
- Great Room: floor to ceiling river rock gas fireplace, built in display shelving
- Kitchen: white kitchen, soft close drawers, Viking 6 burner gas range, Viking microwave, Viking electric wall oven, Brigade dishwasher, 2018 granite countertops and backsplash, 2018 double sink, bar sink and fixtures
- Butlers pantry, sink, bar fridge, plus walk in pantry
- Laundry Room: LG washer and dryer, granite counter tops, sink and cabinets
- 2018: updated bathroom counters, sinks and fixtures
- Master Bathroom: double undermount sinks, soaker tub, oversized rain shower with 2 heads, water closet
- 2 Secondary Bedrooms: Jack and Jill ensuite, double sinks, separate water closet, tub/shower
- 4th Bedroom: walk in closer, ensuite, tub/shower

## Lower Level:

- Games Room: bar sink, display cabinets, bright walk out patio
- Main Bathroom: granite counter tops, undermount sink, oversized seamless shower
- Theatre Room: built in projector and screen
- Den or Storage Room: windows
- Open Space: optional exercise room

## Mechanics of Home:

- Built in Speakers: main level and back yard
- Security System: outdoor cameras, remote access, monitor in master bedroom
- Air conditioning/Heat Pump, Goodman gas furnace/61 gallon hot water tank, serviced in 2020
- Carbon monoxide monitor

**Gross Taxes 2019:** \$12,227.23

**Final Occupancy:** August 11, 2011

**Basement Final:** June 24, 2015

**Form Survey:** August 5, 2010

**Traveler's Home Warranty:** 2/5/10 Years

**Warranty Effective:** May 6, 2011

**Main Floor:** 2,003 sq. ft.

**Upper Level:** 1,596 sq. ft.

**Lower Level:** 1,997 sq. ft.

**Total:** 5,596 sq. ft.

**Triple Garage:** 764 sq. ft.

## Neighborhood Schools - School Bus:

Glenwood Elementary: 20785 24 Avenue

Brookwood Secondary: 20902 37A Avenue

**Optional Inclusions:** any furnishings to be negotiated with the seller separately

**Exclusion:** Dining room chandelier, curtains and rods, front bedroom wall cabinet. Seller to fill and touch up paint.

**Disclaimer:** House size taken measurement takes from BC. Floor Plans. Lot size taken from BC Taxation. Buyer to verify, if important prior removing conditions.



Presented by:

# Cindy Walker

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**Active**  
**R2486057**  
Board: F  
House/Single Family

## 367 198 STREET

Langley  
Campbell Valley  
V2Z 0A6

Residential Detached

**\$2,648,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>211.61</b>	Original Price: <b>\$2,748,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2011</b>
Depth / Size: <b>227.36</b>	Bathrooms:	<b>5</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>22,651.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$12,227.23</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>026-729-199</b>
			Tour: <b>Virtual Tour URL</b>
View:	<b>Yes: Mountains and Walking Trails</b>		
Complex / Subdiv:	<b>High Point Estates</b>		
Services Connected:	<b>Community, Electricity, Natural Gas</b>		
Sewer Type:	<b>City/Municipal</b>		

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Fibre Cement Board, Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year: **2020**  
 # of Fireplaces: **1** R.I. Plumbing:  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **3** Parking Access: **Front, Side**  
 Parking: **Garage; Triple, RV Parking Avail.**  
 Dist. to Public Transit: **20 Ave/200 Str.** Dist. to School Bus: **8 Ave/200 Str.**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 38 SECTION 3 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN BCP24645**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Storage Shed, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'6 x 9'9	Bsmt	Recreation	22'1 x 15'5			x
Main	Great Room	20'10 x 15'10	Bsmt	Flex Room	17'0 x 13'4			x
Main	Dining Room	14'4 x 14'3	Bsmt	Media Room	18'1 x 13'8			x
Main	Kitchen	20'4 x 13'6	Bsmt	Bedroom	17'3 x 15'3			x
Main	Eating Area	10'11 x 9'6	Bsmt	Flex Room	15'1 x 6'10			x
Main	Pantry	6'11 x 6'8			x			x
Above	Master Bedroom	16'11 x 14'11			x			x
Above	Bedroom	12'6 x 10'4			x			x
Above	Bedroom	13'3 x 11'0			x			x
Above	Bedroom	14'9 x 13'0			x			x

Finished Floor (Main): <b>2,003</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,596</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>1,997</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>5,596 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>4</b>	<b>Yes</b>	Garage Sz: <b>31'11x21'1</b>
	Beds in Basement: <b>1</b> Beds not in Basement: <b>4</b>	5	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished</b>	6			<b>No</b>	
Grand Total: <b>5,596 sq. ft.</b>		7			<b>No</b>	
		8			<b>No</b>	

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)** Homelife Benchmark Realty Corp. (White Rock)

**High Point Estates. Gorgeous setting, executive homes, 1/2 acre lots, miles of walking/horse trails, World Class Horse Stables, gym & social venue. Quality throughout freshly renovated 5,596 sq. ft. two level & walk out bsmt. plan. Views of north shore mountains & lights. 10" ceilings, wide plank flooring, fresh paint, new quality light fixtures, new granite counters, new bathroom sinks & fixtures, new carpeting. Superior bsmt. finish: games room, wet bar, theater, 5th bedroom. 22,651 sq. ft. lot. Private sunny southern rear garden, mature growth, pond & fountain, paver partially covered patio, outdoor kitchen, powered garden shed, control gated entrance. Bus to Glenwood/Brookwood Schools. Blocks to IGA Shopping. Take a sneak peak on matter port!**

# 367 198 Street, Langley



Totals**	
Main Level:	2,003 sq. ft.
Upper Level:	1,596 sq. ft.
Lower Level:	1,997 sq. ft.
<b>TOTAL:</b>	<b>5,596 sq. ft.</b>
<b>Other Areas</b>	
Garage:	764 sq. ft.
Patio:	326 sq. ft.
Lower Patio:	114 sq. ft.
<b>TOTAL:</b>	<b>1,204 sq. ft.</b>



\*\* Approx. based on interior measurements to exterior walls  
 \*\* Total square footage not taken from original blueprints



## Parcel Information

House	<span class="jimu-numeric-value">367</span>
Street	198 ST
Unit	
Property #:	142780
Plan #:	BCP24645
PID:	026-729-199
Folio:	0764333045
Block:	
Section:	3
Township:	7
Lot:	38
Lot Size:	.52
Lot Description:	ACRES
Legal Description:	LT 38, SEC 3, TWP 7, NWD, PL BCP24645

## Property Data

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ACTUAL USE:	000	SINGLE FAMILY DWELLING
ADAPTABLE FLEX HOUSING:	N	NO - ADAPTABLE FLEX HOUSING
ALR:	N	NOT IN ALR
BOARD OF VARIANCE:	N	NOT APPLICABLE
BURNING PERMITTED:	N	NOT ALLOWED
COLLECTION AREA:	4A	GARBAGE/GREEN/RECYCLING - THURSDAY 4A
DEVELOPMENT PERMIT AREA:	N	NOT APPLICABLE
HERITAGE:	N	NOT APPLICABLE
HERITAGE CONSERVATION AREA:	N	NOT APPLICABLE
INSPECTION AREA:	5A	AREA 5A
MANUAL CLASS:	0167	2 Sty Sfd - Custom - Architect Designed
NEIGHBOURHOOD PARKLAND ACQUISITION:	N	NONE
SERVICE CARDS:	AC	ALL (SEWER & WATER & DRAINAGE) - SERVICE CARD
SERVICE LEVEL:	2	SPECIAL URBAN
SEWER CONNECTION DETAILS:	CO	CONNECTED {SEWER UNITS =>1}
SOLAR HOT WATER READY EXEMPTION:	N	NO - SOLAR HOT WATER READY EXEMPTION
STATISTICAL AREA:	W9000	SW LANGLEY - RURAL
TREES OF INTEREST:	N	NO - TREES OF INTEREST
WATER SERVICE DETAILS:	CO	CONNECTED {WATER UNITS =>1}
ZONING:	CRE-1	MIN 0.2 HA COMPREHENSIVE RURAL ESTATES

## Assessment Data

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Description	Gross Improvements	Gross Land	Net Improvements	Net Land	Year
Residential	971,000	1,318,000	971,000	1,318,000	2019
Residential	1,197,000	942,000	1,197,000	942,000	2018
Residential	1,235,000	691,000	1,235,000	691,000	2017
Residential	1,152,000	597,000	1,152,000	597,000	2016
Residential	1,146,000	573,000	1,146,000	573,000	2015
Residential	977,000	538,000	977,000	538,000	2014
Residential	894,000	527,000	894,000	527,000	2013
Residential	933,000	517,000	933,000	517,000	2012
Residential	258,000	503,000	258,000	503,000	2011
Residential	0	578,000	0	578,000	2010
Residential	0	568,000	0	568,000	2009
Residential	0	568,000	0	568,000	2008
Residential	0	332,000	0	332,000	2007