

Features - 515 202 Street - Main House

Lot:

- 2.25 acre lot backs onto township greenspace
- 330.99 ft. frontage x 295.79 ft. depth
- Western exposed private hedged rear yard

Exterior:

- Asphalt roof
 - Main house: approximately 2005
 - Triple garage: 2018
- Haida Skirl siding and stone trim
 - Main house original
 - Triple garage: 2018
- Double rod iron automatic gates open to circular concrete driveway, triple garage
- Rod iron fence along front fence line
- Chain link fence, sides and back
- Stamped concrete rear paver pool deck
- Pool: walk on safety pool liner. Chlorine pool
- Hot Tub: chlorine, 2020 cover
- Covered barbeque station: gas hook up, grill plus 2 piece burner, warming drawer and bar fridge
- 2.25 acres of orchards and groomed grass

Interior:

- Entrance: slate tile flooring runs throughout main level
- Living room: rock front, gas fireplace, French Doors open to rear sundeck
- Dining room: built in cabinet
- Kitchen/Nook: 2020 white cabinets, quartz counter tops, 2020 Stainless LG fridge with freezer on bottom, Bertazonni 6 burner gas range, Bosch dishwasher, Panasonic hidden microwave, French doors open to rear sundeck
- Side door entrance mud room: built in storage, coat hooks, seating, drawers, closets
- Laundry Room: Samsung washer and dryer, loads of counter space, sink, cabinets, drop down iron board
- Expansive addition featuring games room, high ceilings, wet bar with sink and fridge, front to ceiling rock face, gas fireplace
- Recreation room: skylights, double doors open to rear yard, brick gas fireplace
- Bathroom/Change Room: water closet, single sink, oversized double shower, dry sauna, access to hot tub and pool deck

Upper Level:

- Master Bedroom: large walk in closet, gas fireplace with tile surround
- Ensuite: jetted soaker tub, seamless glass shower, double sinks with vanity
- 2 Secondary Bedrooms
- Main Bathroom: double sinks, tub/shower
- Flex/Playroom/5th bedroom: access through 3rd bedroom

Mechanics of Home:

- 2009 Lennox Furnace
- Gas hot Water Tank, main home
- Hot water on demand tank in addition
- Air Conditioning/Heat Pump
- 2018 Generic natural gas, 11,000 kilo generator
- Built in alarm and vacuum
- 4' insulated crawl space
- Septic system: Service Dec. 2018, on file
 - Site plan. Health Protection Service. Feb. 2010, on file
 - June 2020: serviced/emptied septic tank, replaced pump

Gross Taxes 2019: \$12,227.23

- includes hook up to township water, \$2,558.23 annual payment to 2028, on file

Final Building Approval:

Addition: April 2010, on file

Form Survey: March 2010, on file

Septic System: Engineering Cert. - Feb. 16, 2010, on file

Main Floor: 4,127 sq. ft.

Upper Floor: 1,258 sq. ft .

Total Floor Area: 5,385 sq. ft.

2019 Detached Double Garage: 778 sq. ft.

- Heated and drywalled
- Inside stairs to loft/storage: 450 sq. ft.

Neighborhood Schools:

Glenwood Elementary: 20785 24 Avenue

Brookwood Secondary: 20902 37A Avenue

Disclaimer: Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, if important. House size taken from original marketing plan. Lot size taken from township

Features - 515 202 Street - Second Home

Exterior:

- Asphalt roof
- Vinyl siding
- Playground
- Chicken coop
- Raised garden beds
- Shared 2.25 acres of orchards/groomed grass

Interior:

- Great Room Concept: electric fireplace, opens to private back yard patio, backing onto township green space
- Kitchen/Dining: Samsung fridge with freezer on bottom, Frigidaire electric stove, Frigidaire dishwasher, Samsung microwave, large island, granite countertops
- Games or Play Room: barn door
- Mud Room: built in shelving, access off garage
- Laundry: LG washer and dryer

Upper Level:

- Loads of storage in eaves
- Master Bedroom: walk in closet, vaulted ceilings and skylight
- 3 Secondary Bedrooms: 2 skylights and vaulted ceilings
- Main Bathroom: tub/shower, double sinks, skylight

Mechanics of Home:

- Electric baseboard heating

Township: Final Inspection Notice on file, Jan. 2012 and May 2019

Form Survey: March 10, 2010, on file

Main Floor: 1,283 sq. ft.

Upper Floor: 923 sq. ft.

Total Floor Area: 2,205 sq. ft.

Double Garage/Work shop: 693 sq. ft.

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House size taken from 360 Tours, promotion material

Lot size taken from City Cosmos.



Presented by:

Cindy Walker

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Active
R2472580
Board: F
House with Acreage

515 202 STREET

Langley
Campbell Valley
V2Z 1V7

Residential Detached

\$3,299,000 (LP)

(SP)



Sold Date:	Frontage (feet):	330.99	Original Price: \$3,299,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2000
Depth / Size: 295.79	Bathrooms:	5	Age: 20
Lot Area (sq.ft.): 98,010.00	Full Baths:	4	Zoning: RU-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$12,227.23
Rear Yard Exp: West			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-928-583
			Tour: Virtual Tour URL

View: **Yes: West Facing Backs on Greenbelt**
 Complex / Subdiv: **South Langley - Two Family Homes**
 Services Connected: **Electricity, Natural Gas, Septic, Storm Sewer, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey, Cabin**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **4**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2020**
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Metered Water:

Total Parking: **12** Covered Parking: **6** Parking Access: **Front**
 Parking: **Garage; Double, Garage; Triple, RV Parking Avail.**
 Dist. to Public Transit: **1 1/2 miles** Dist. to School Bus: **1 block**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 12 SECTION 2 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 41081**

Amenities: **Air Cond./Central, Guest Suite, Playground, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Greenbelt, Private Yard, Rural Setting, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'9 x 13'5	Above	Master Bedroom	19'8 x 14'2			x
Main	Dining Room	11'3 x 12'	Above	Walk-In Closet	12'4 x 5'2			x
Main	Kitchen	13'4 x 9'4	Above	Bedroom	15' x 10'7			x
Main	Eating Area	12'11 x 14'8	Above	Bedroom	14'4 x 11'10			x
Main	Family Room	21'9 x 13'8	Above	Flex Room	21'8 x 12'10			x
Main	Bedroom	16'9 x 13'9						x
Main	Laundry	10'2 x 8'11						x
Main	Great Room	25'7 x 24'5						x
Main	Flex Room	16'7 x 13'7						x
Main	Recreation	20'4 x 29'7						x

Finished Floor (Main): 4,127	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,258	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Legal Suite, Other	3	Main	4	No	Pool:
Finished Floor (Total): 5,385 sq. ft.	Crawl/Bsmt. Height: 4'	4	Above	5	Yes	Garage Sz: 33x21'9
	Beds in Basement: 0 Beds not in Basement: 4	5	Above	5	No	Grg Dr Ht:
Unfinished Floor: 0	Basement: Crawl, None	6			No	
Grand Total: 5,385 sq. ft.		7			No	
		8			No	

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

EXTRAORDINARY FIND! Entertaining Paradise – 2 newly renovated family homes on fully fenced 2.25 acres on municipal water, not in ALR. Potential to stratify into 2 Lots. Resort style living connecting Campbell Valley Park and High Pointe trails in South Langley. Main home is 5,385 sq. ft. with 4-5 bedrooms, 4 1/2 bathrooms plus new triple garage including loft. Enjoy the pool, sauna, hot tub and barbeque station on an expansive patio or stroll the orchard and gardens backing onto township green-space. 2nd home – like new 2205 sq. ft. 4 bedrooms, double garage and workshop. Features 331 ft. gated frontage, heat pump, generator and so much more! School bus to Glenwood and Brookwood Schools.



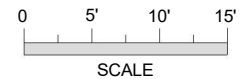
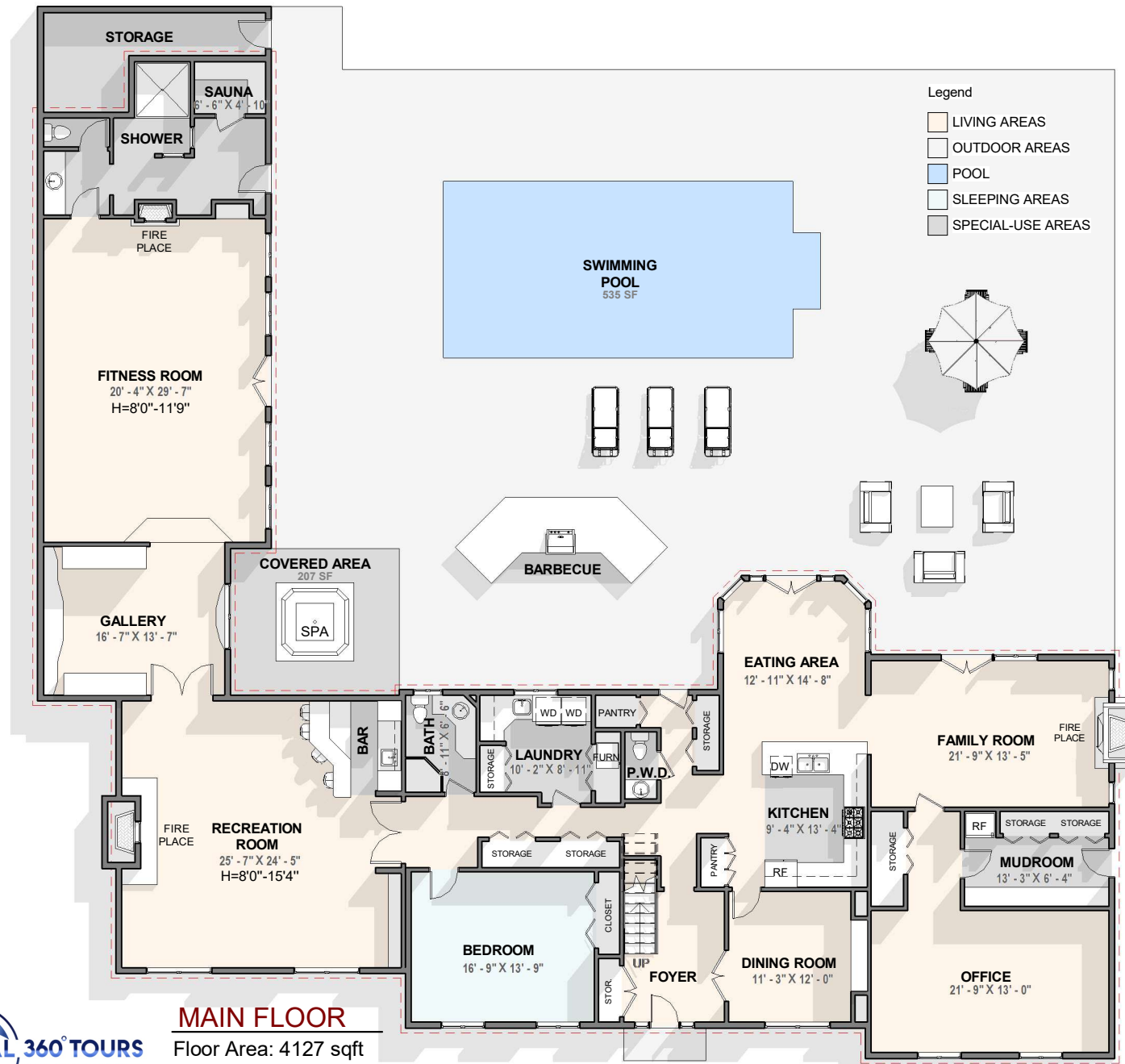
**The Walker
Real Estate Team**

info@walkerRealEstate.ca

(604) 889-5004

Legend

- LIVING AREAS
- OUTDOOR AREAS
- POOL
- SLEEPING AREAS
- SPECIAL-USE AREAS



FINISHED AREA (SQ. FT)

MAIN FLOOR	4127 SF
UPPER FLOOR	1258 SF
TOTAL (SQ. FT)	5385 SF

EXTRA AREAS (SQ. FT)

ATTIC STORAGE	450 SF
GARAGE	778 SF
TOTAL (SQ. FT)	1228 SF

D	DRYER	RF	REFRIGERATOR
DW	DISH WASHER	STO	STOVE
FURN.	FURNACE	W	WASHER
HWT	HOT WATER TANK	WD	WASHER / DRYER



MAIN FLOOR
Floor Area: 4127 sqft
Ceiling height: 7'11"



Measured in: Mar/2020

CALL TODAY: (778) 986-7588

VIDEO / PHOTOGRAPHY / FLOOR PLAN / MATTERPORT

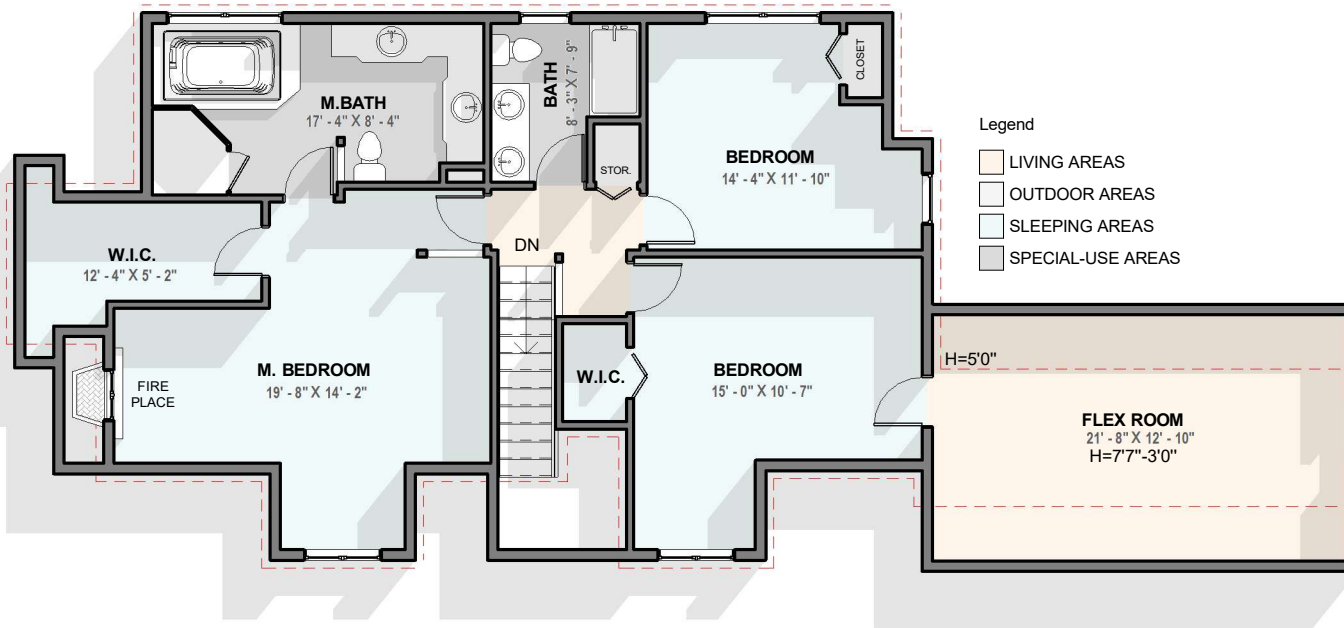
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The Walker
Real Estate Team

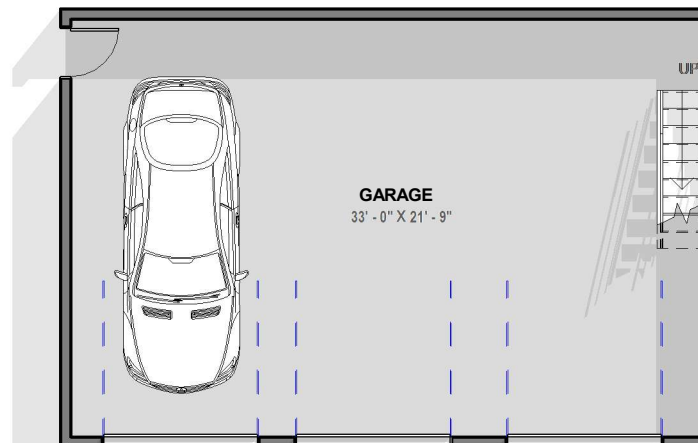
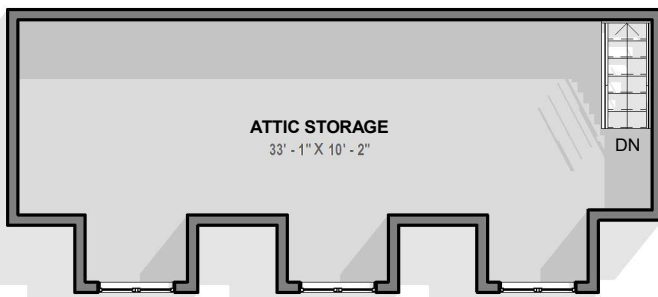
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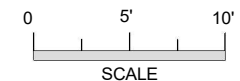


UPPER FLOOR

Floor Area: 1258 sqft
Ceiling height: 7'6"



GARAGE



FINISHED AREA (SQ. FT)

MAIN FLOOR	4127 SF
UPPER FLOOR	1258 SF
TOTAL (SQ. FT)	5385 SF

EXTRA AREAS (SQ. FT)

ATTIC STORAGE	450 SF
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D	DRYER	RF	REFRIGERATOR
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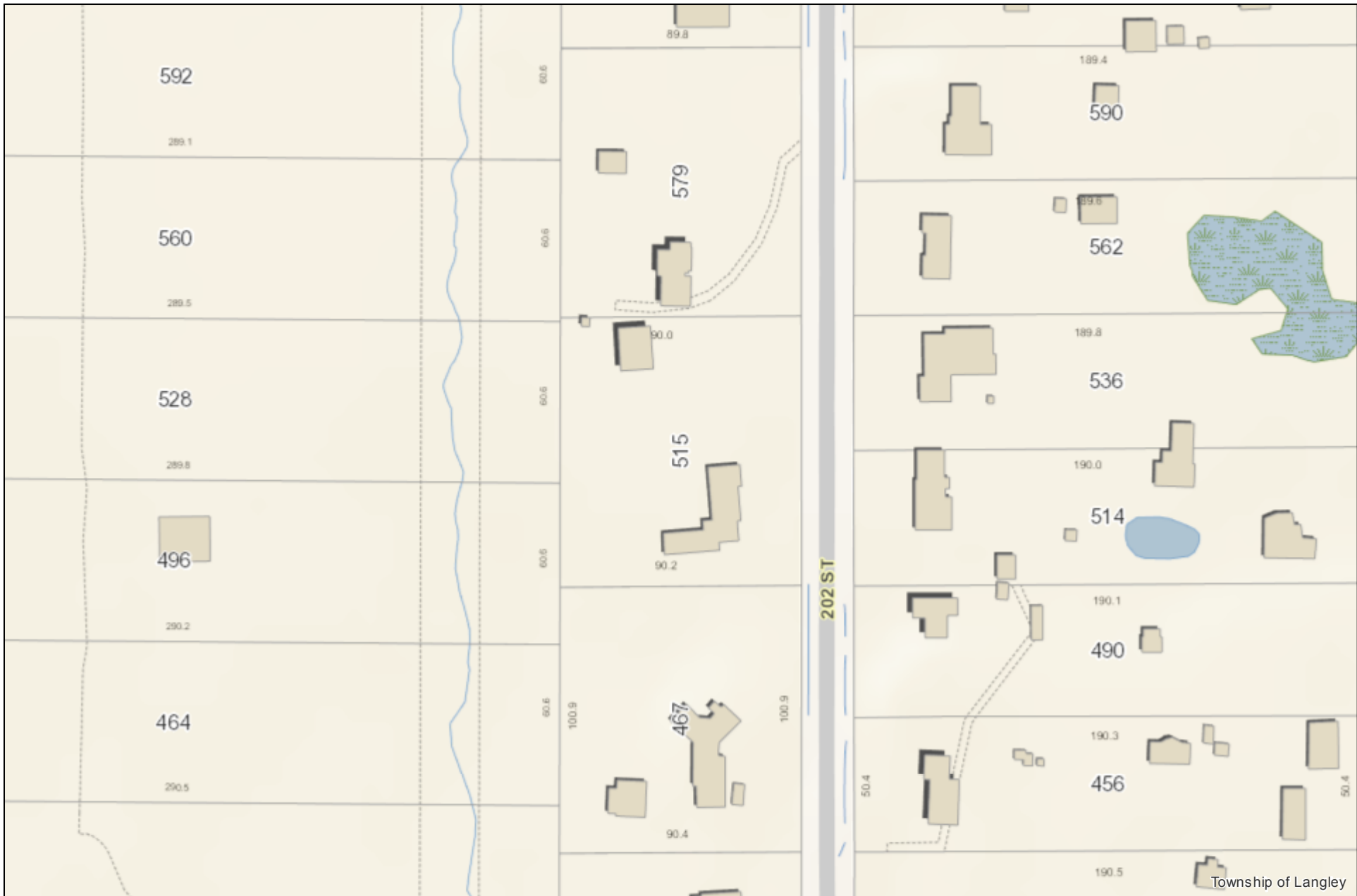
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Legend

- Schools
- Parcels
- Schools
- Parcels