

FOR SALE

2535 204 Street Langley



2.51 ACRES - 5000—7000 SF Lots

OPPORTUNITY:

Incredible 2.51 acres within the approved Brookwood Fernridge Community Plan. Single family 3 zone with allowance to reduce from 7,000 to 5,000 lots along green space. Perimeter privacy hedge, towering trees, lush lawns, beautiful gardens, small orchard, arched bridge over Little Campbell River to the rear portion of open pasture. Renovated 5 bedroom home, walk-out basement features extensive hardwood floors, updated kitchen, bathrooms, windows, roof, furnaces, hot water, plumbing, finishing, decks, 200 amp services, furnaces and more. Bright & Spacious plan offers vaulted post & beam ceiling living rm & dining rm w/wall of windows & huge west deck. Sep 31X20 workshop w/220. Ideal place to live and invest in the future development area.



4.4 SINGLE FAMILY 3

The Single Family 3 designation accommodates single family dwellings with a minimum lot size of 650 m² (7,000 ft²). To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands, and other natural features, to provide a range of housing types, and to facilitate appropriate transitions between different land uses and densities, the Single Family 3 designation provides for the consideration of smaller lots and other complementary dwelling types, to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 464.5 m² (5,000 ft²) and 650 m² (7,000 ft²), manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. For clarity, the range of lot sizes and housing types described in this Section may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4), along arterial and collector roads, and within a community or neighbourhood centre, as shown on Map 1. Other regulatory mechanisms will be explored subject to more detailed neighbourhood planning and Council's consideration at time of development.

ADDRESS:

2535 204 Street, Langley B.C.

LEGAL:

LOT 12 SECTION 23 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 35140

TAXES (2021):

\$7,935.68

OCP DESIGNATION:

5000—7000 SF Lots

Policies:

1. Accommodate single family dwellings on a minimum lot size of 650 m² (7,000 ft²) within areas designated Single Family 3.
2. Consider a lot size between 464.5 m² (5,000 ft²) and 650 m² (7,000 ft²) through more detailed neighbourhood plans if one or more of the following conditions exist:
 - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4)
 - b. where the proposed lots are located along arterial and collector roads

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 650 m² (7,000 ft²) may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 650 m² (7,000 ft²). For clarity, 464.5 m² (5,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 464.5 m² (5,000 ft²) and 650 m² (7,000 ft²) (e.g. 557 m² (6,000 ft²) lots).

Where land is being protected for conservation (including tree stands), open space, and/or urban-rural edge buffer purposes, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots less than 650 m² (7,000 ft²) may be considered, subject to the following:



Global Force Realty
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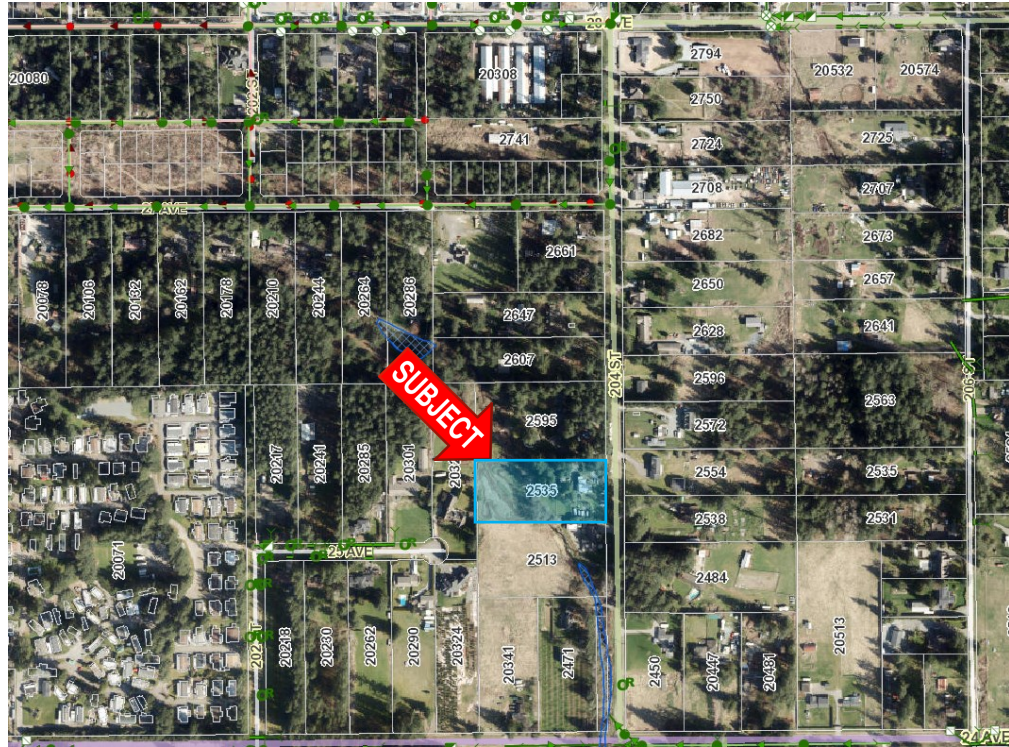
2535 204 Street Langley



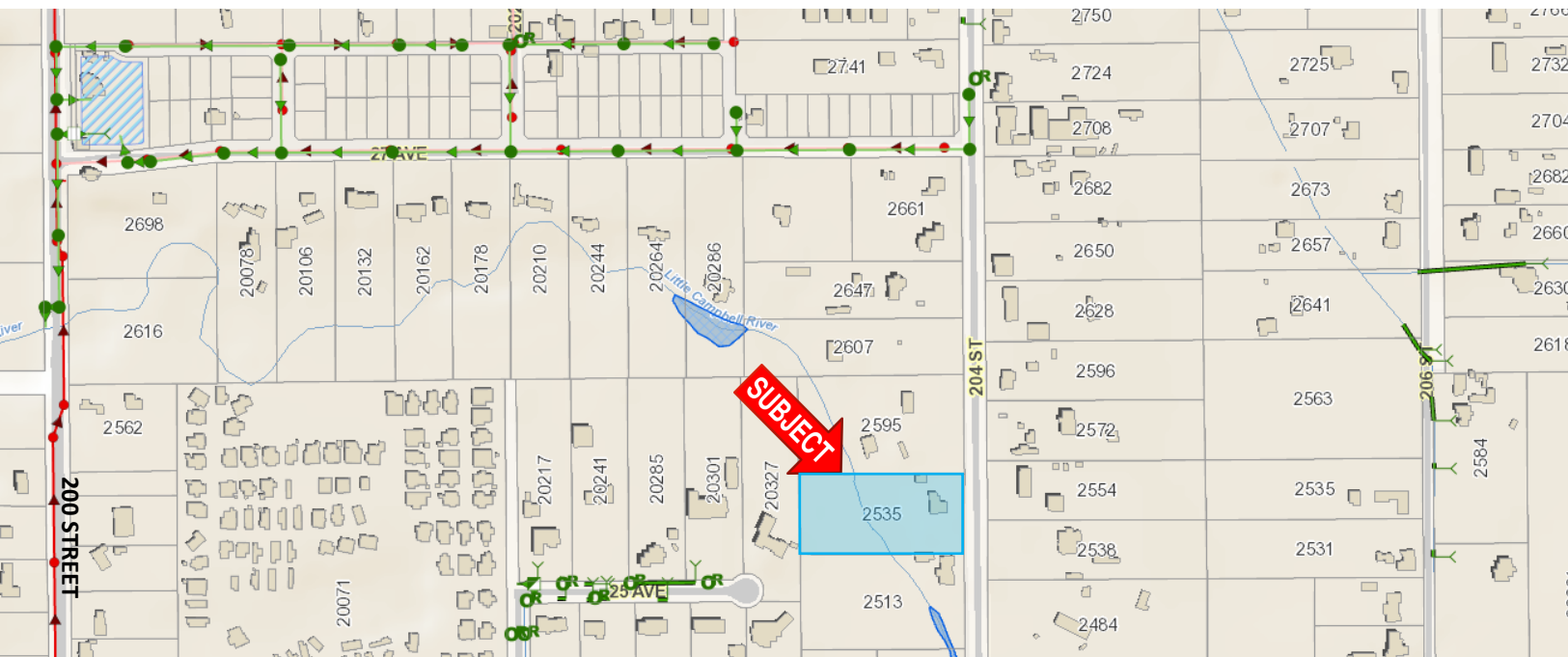
OCP Designation - 5000-7000 SF Lots

Land Use Plan

- Single Family 1
- Single Family 2
- Single Family 3
- Rowhouse/Townhouse
- Apartment
- Manufactured Home Park
- Commercial Village
- Convenience Commercial



Township of Langley Map (GIS)



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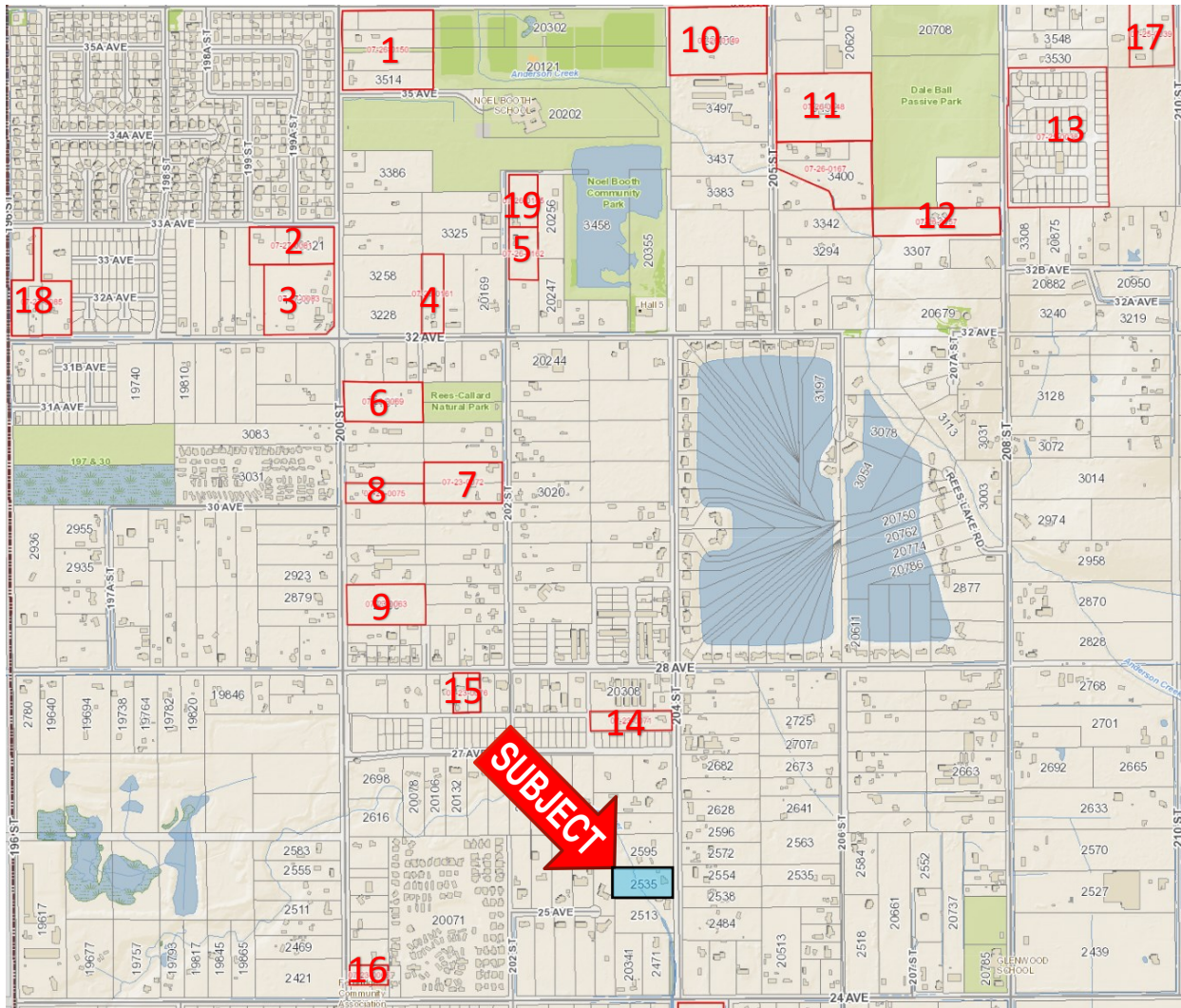
2535 204 Street

Langley



CURRENT ACTIVE APPLICATION

1. 3514, 3520, 3560 & 3584 200 Street, 20076 36 Avenue and a portion of 20121 35 Avenue
2. 3321 200 Street and 19882 & 19944 33A Avenue
3. 19937 32 Avenue
4. 20109 32 Avenue
5. 3282 202 Street
6. 3134 200 Street
7. 3011 and 3041 202 Street
8. 3008 200 Street
9. 2880 200 Street
10. 20450 36 Avenue
11. 3492 205 Street
12. 3354, 3424, 3430, 3474, and 3502 208 Street
13. 3337 208 Street
14. 2741 204 Street
15. 20156 20160 28 Avenue
16. 2426 200 street
17. 20958 20972 36 Avenue
18. 19629 & 19671 32 Avenue and 3200 Block of 196 Street
19. 3334 202 Street



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2021

ROYAL LEPAGE
AWARD OF EXCELLENCE
2021

ROYAL LEPAGE
RED DIAMOND AWARD

ROYAL LEPAGE
DIAMOND AWARD

ROYAL LEPAGE
DIRECTOR'S PLATINUM AWARD

ROYAL LEPAGE

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Langley

ROYAL LEPAGE

Active
R2836540

Board: F
House with Acreage

2535 204 STREET

Langley
Brookwood Langley
V2Z 2B6

Residential Detached

\$4,449,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$4,499,000**
 Meas. Type: **Metres** Bedrooms: **5** Approx. Year Built: **1969**
 Frontage(feet): **229.98** Bathrooms: **3** Age: **55**
 Frontage(metres): **70.10** Full Baths: **3** Zoning: **SR-2**
 Depth / Size: **475(2.51AC)** Half Baths: **0** Gross Taxes: **\$10,455.42**
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: **West** For Tax Year: **2023**
 Lot Area (acres): **2.51** P.I.D.: **001-070-118** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour:
 View: **No**
 Complex/Subdiv: **Brookwood/Fernridge**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Total Parking: **5** Covered Parking: **3** Parking Access: **Side**
 Parking: **DetachedGrge/Carport, Garage; Single**
 Driveway Finish: **Asphalt**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations: **Completely** Reno. Year: **2013**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Rain Screen:
 Fuel/Heating: **Forced Air** Metered Water:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** R.I. Plumbing:
 Type of Roof: **Torch-On**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 12, PLAN NWP35140, PART SW1/4, SECTION 23, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Private Yard**

Features:

Finished Floor (Main):	2,000	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	11'10 x 14'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	8'8 x 9'8			x	Main 4
Finished Floor (Below):	1,542	Main	Bedroom	9'11 x 13'5			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	15'1 x 16'9			x	Below 3
Finished Floor (Total):	3,542sq. ft.	Main	Family Room	15'1 x 13'			x	
Unfinished Floor:	0	Main	Laundry	7'5 x 12'2			x	
Grand Total:	3,542sq. ft.	Main	Mud Room	12' x 7'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	15'1 x 14'			x	
Suite: None		Below	Recreation Room	15'2 x 36'3			x	
Basement: Full		Below	Office	10'6 x 10'11			x	
		Below	Bedroom	12'7 x 9'10			x	
		Below	Bedroom	10'10 x 9'10			x	
		Below	Storage	10' x 4'			x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **13**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

Listing Broker(s): **Royal LePage Global Force Realty**

Incredible 2.51 acres Brookwood Fernridge Community Plan with fully renovated 3,542sf 5 bedroom house walk-out basement. Bright & Spacious plan offers vaulted post & beam ceiling living room & dining room with floor-to-ceiling windows that open to a huge west deck. Sperate 31X20 workshop w/220. An ideal place to live and invest in the future development area. Single-family 3 designation which allows subdividing the property into 5000-7000 SF lots.



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