

21479 96 AVENUE

3 BEDROOM | 4 BATHROOM

LOT SIZE: 10 ACRES | LIVING AREA: 2,621 SQFT



604-533-3491
info@elevationrealestate.ca
elevationrealestate.ca

JOEL & TYLER SCHACTER
elevation
RE/MAX TREELAND REALTY

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



RARE OPPORTUNITY!

10 acre parcel in Walnut Grove currently in a special study area of the Metro district. There is a reasonable possibility this land can be removed from the ALR. Full services are available nearby and the township has previously indicated they would support this parcel to be included in the Walnut Grove Community Plan. 2 large homes with strong rental as well as cell tower lease! Contact for further details.



WALK SCORE

Walk Score

2

Car-Dependent

Almost all errands require a car.

Bike Score

47

Somewhat Bikeable

Minimal bike infrastructure.

Commute to **Downtown Langley**



23 min



49 min



40 min



60+ min

SCHOOL CATCHMENT

West Langley Elementary

9403 212 Street

Langley, BC V1m 1M1

(604) 888-6444

Walnut Grove Secondary

8919 Walnut Grove Drive

Langley, BC V1M 2N7

(604) 882-0220



elevation
REAL ESTATE GROUP

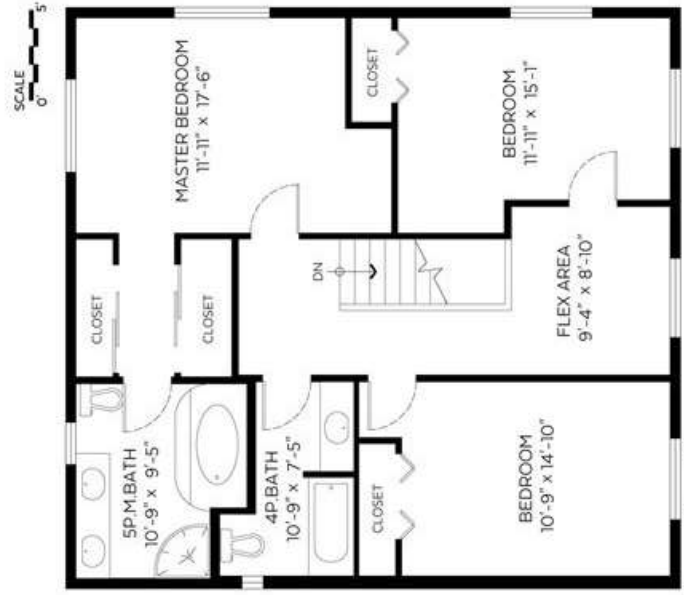
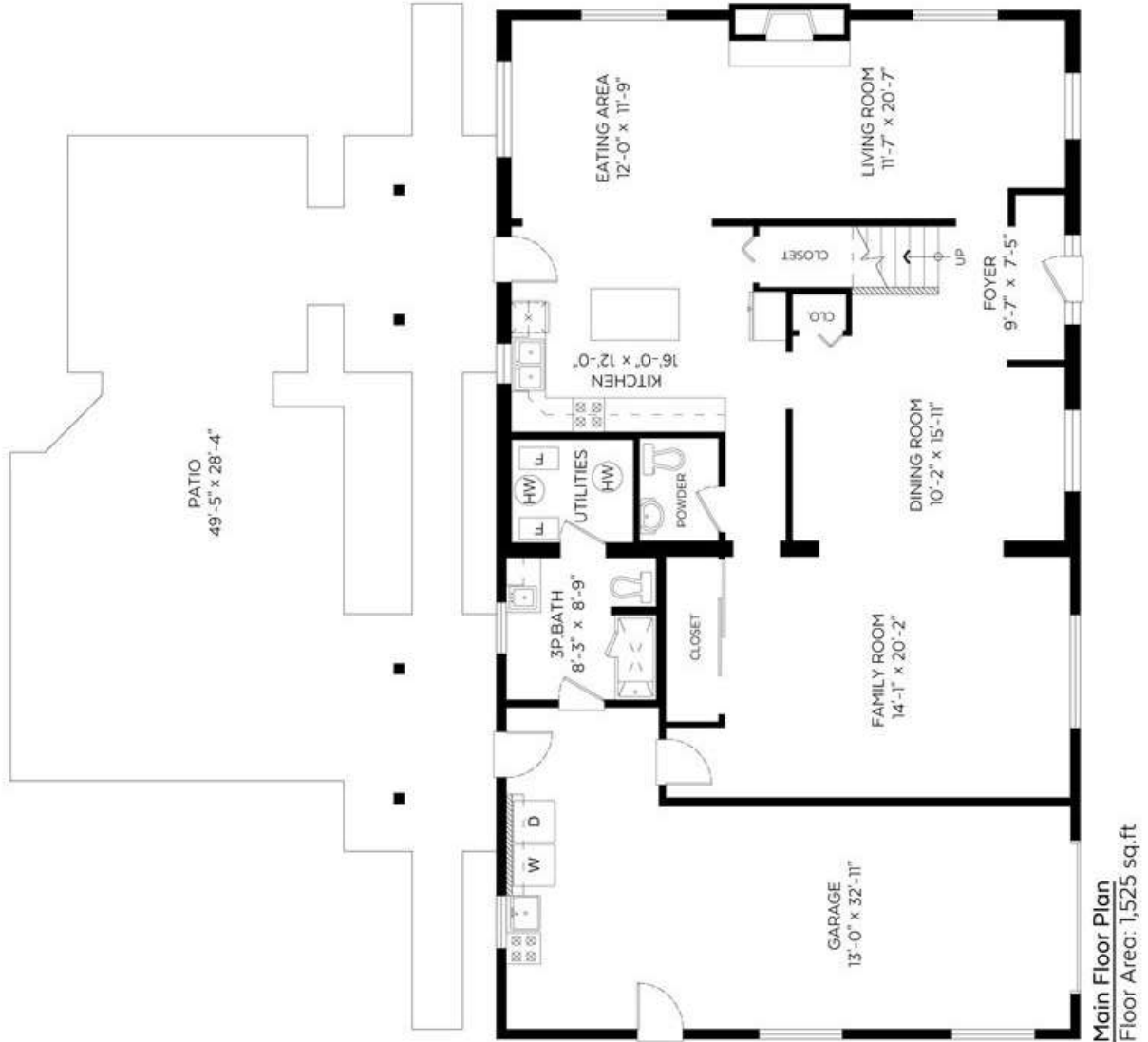


FLOOR PLAN (WEST HOUSE)

21479 96 Avenue,
Langley, B.C.

Main Floor: 1,525 sq.ft.
Upper Floor: 1,096 sq.ft.
Detached House Total: 2,621 sq.ft.

Auxiliary Area
Patio: 1,090 sq.ft.



FLOOR PLAN (EAST HOUSE)

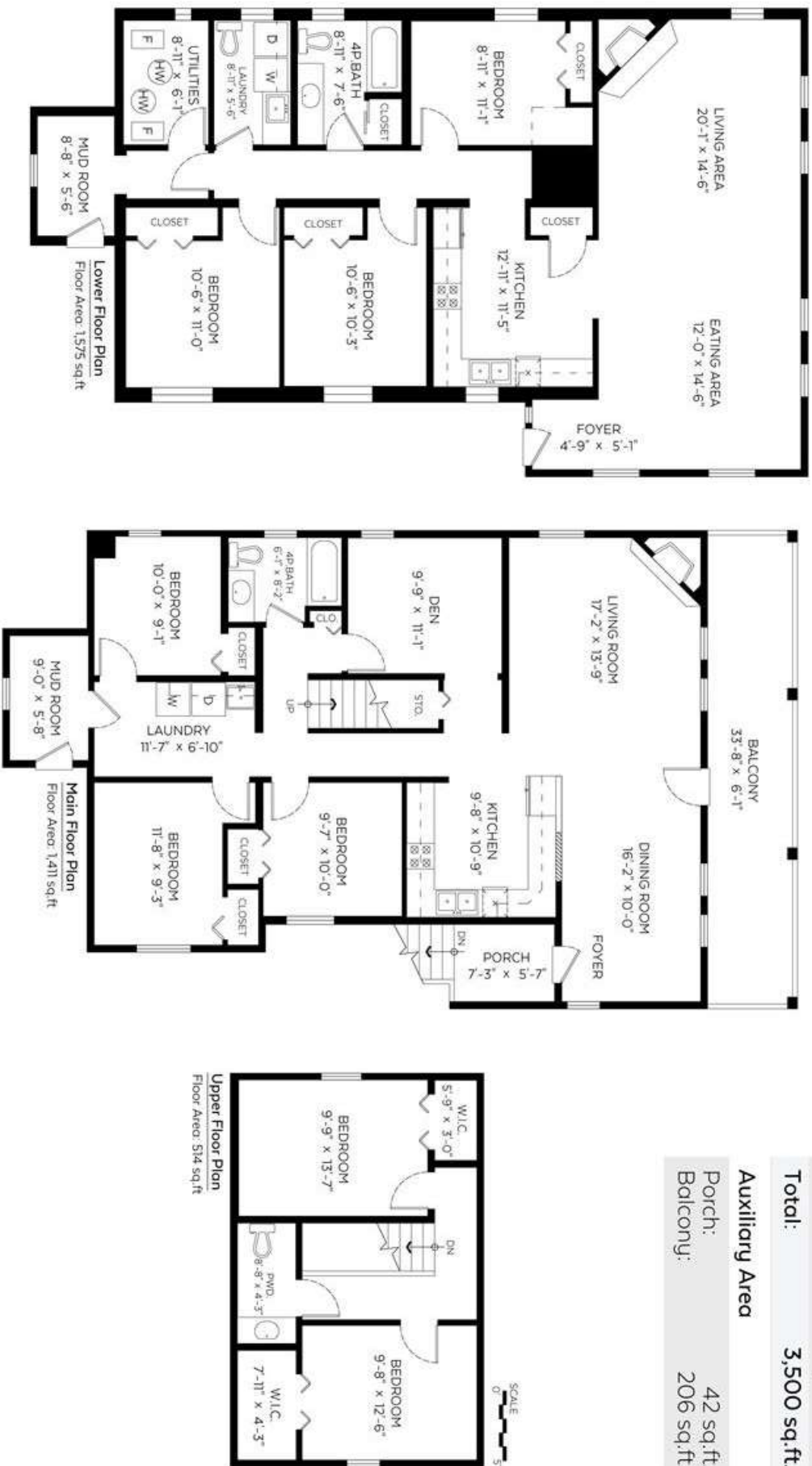
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Main Floor: 1,411 sq.ft.
Upper Floor: 514 sq.ft.
Lower Floor: 1,575 sq.ft.

Total: 3,500 sq.ft.

Auxiliary Area

Porch:	42 sq.ft.
Balcony:	206 sq.ft.



MLS INFORMATION

Active R2530789 Board: F House with Acreage		21479 96 AVENUE Langley Walnut Grove V1M 2Z5		Residential Detached \$5,499,000 (LP) (SP) 																																																																																											
		Sold Date: Meas. Type: Feet Depth / Size: 86.26 Lot Area (sq.ft.): 435,600.00 Flood Plain: Rear Yard Exp: North Council Apprv?: If new, GST/HST inc?:		Frontage (feet): 106.00 Bedrooms: 3 Bathrooms: 4 Full Baths: 3 Half Baths: 1 Original Price: \$5,499,000 Approx. Year Built: 2004 Age: 17 Zoning: RU-1 Gross Taxes: \$2,716.30 For Tax Year: 2020 Tax Inc. Utilities?: P.I.D.: 009-813-209																																																																																											
		View: No : Complex / Subdiv: Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water																																																																																													
		Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stone, Stucco Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 1 Fireplace Fuel: Natural Gas Water Supply: City/Municipal Fuel/Heating: Baseboard, Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) & Deck(s) Type of Roof: Asphalt		Total Parking: 6 Covered Parking: 2 Parking Access: Parking: Grge/Double Tandem, Open Dist. to Public Transit: Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Laminate, Tile, Wall/Wall/Mixed																																																																																											
		Reno. Year: R.I. Plumbing: R.I. Fireplaces:		Dist. to School Bus:																																																																																											
		Legal: PL NWP76872 LT B LD 36 SEC 1 TWP 9, (NOTE POSSIBLE LAND LEASE ON TITLE FOR CELL TOWER) Amenities: Site Influences: Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																													
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