

Presented by:

## **Kaitlyn Herbst**

Keller Williams Elite Realty Phone: 604-825-0227 http://kaitlynherbst.ca kaitlyn@mrktrealtors.com



Active R2643969

Board: F House/Single Family **26670 32 AVENUE** 

Langley Aldergrove Langley V4W 3N8

Residential Detached **\$1,380,000** (LP)

Tour:

Dist. to School Bus: Close

Land Lease Expiry Year:

(SP) M

R-2

\$3,995.36



Sold Date: If new, GST/HST inc?:No Original Price: \$1,380,000 Meas. Type: Feet Bedrooms: 5 Approx. Year Built: 1976 Frontage(feet): **0.00** Bathrooms: Age: Frontage(metres): Full Baths: Zoning: Depth / Size: Half Baths: Gross Taxes: Lot Area (sq.ft.): 6,151.00 Rear Yard Exp: East For Tax Year: 2021 Lot Area (acres): **0.14** P.I.D.: 001-521-209 Tax Inc. Utilities?: Yes

Total Parking: 7 Covered Parking: 1 Parking Access: Front

View:

Complex/Subdiv:

Flood Plain:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Sewer Type: City/Municipal Water Supply: City/Municipal

Parking: Garage; Single, Open

Title to Land: Freehold Strata

Dist. to Public Transit: Close

Property Disc.: Yes

Fixtures Rmvd:

Fixtures Leased: No:

Driveway Finish: Asphalt, Concrete

Style of Home: 2 Storey, Split Entry Construction: Frame - Wood

Mixed Exterior: **Concrete Perimeter** Foundation:

Renovations:

Reno. Year: R.I. Fireplaces: # of Fireplaces: 2 Rain Screen: Fireplace Fuel: **Electric, Wood** Metered Water: Fuel/Heating: Forced Air, Natural Gas R.I. Plumbing:

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Asphalt Floor Finish: Mixed

Legal: STRATA LOT 2, PLAN NWS742, SECTION 19, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Garden, In Suite Laundry, Storage

Site Influences: Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Treed

# of Rooms: **14** | ByLaw Restrictions: **No Restrictions** 

ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Storage Shed

| Finished Floor (Main): 1,181     |                | Floor       | Туре           | Dimensions   | Floor    | Туре            | Dimensions | Bathro | oms  |
|----------------------------------|----------------|-------------|----------------|--------------|----------|-----------------|------------|--------|------|
| Finished Floor (Above):          | 0              | Main        | Foyer          | 6'6 x3'6     | Below    | Recreation Room | 11'0 x 8'5 | Floor  | #Pcs |
| Finished Floor (AbvMain2):       | 0              | Main        | Living Room    | 14'0 x 16'11 |          |                 | x          | Main   | 2    |
| Finished Floor (Below):          | 0              | Main        | Dining Room    | 10'0 x9'7    |          |                 | x          | Main   | 5    |
| Finished Floor (Basement):       | 1,147          | Main        | Kitchen        | 11'8 x9'7    |          |                 | x          | Bsmt   | 4    |
| Finished Floor (Total):          | 2,328 sq. ft.  | Main        | Master Bedroom | 11'0 x 13'0  |          |                 | X          | Bsmt   | 3    |
| Fillistied Floor (Total):        | 2,3265q. It.   | Maili       | Bedroom        | 10'0 x 12'0  |          |                 | X          |        |      |
| Unfinished Floor:                | 0              | Main        | Bedroom        | 8'11 x9'7    |          |                 | X          |        |      |
| Grand Total:                     | 2,328 sq. ft.  | Below       | Living Room    | 13'11 x 15'4 |          |                 | X          |        |      |
|                                  |                | Below       | Kitchen        | 8'10 x9'5    |          |                 | X          |        |      |
| Flr Area (Det'd 2nd Res):        | sq. ft.        | Below       | Bedroom        | 9'11 x 12'3  |          |                 | X          |        |      |
| Suite: Other, Unauthorized Suite |                | Below       | Bedroom        | 7'9 x9'1     |          |                 | X          |        |      |
|                                  |                | Below       | Laundry        | 13'1 x5'8    |          |                 | X          |        |      |
| Basement: Fully Finished,        | Separate Entry | Below       | Bar Room       | 11'0 x8'5    |          |                 | X          |        |      |
|                                  |                | Manuf Type: |                | Registered   | in MHR?: | PAD Rental:     |            |        |      |
| Crawl/Bsmt. Height: #            | f of Levels: 2 | MHR#:       |                | CSA/BCE:     |          | Maint. Fee: \$0 | .00        |        |      |

Listing Broker(s): Keller Williams Elite Realty

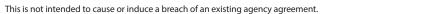
# of Kitchens: 2

INVESTOR ALERT! Celebrating a CASH FLOW DREAMER perfect for long term holding in desirable area with so much room for maturity... INCOME! Generate up to \$5200/month with reliable FIXED TERM tenancy in place.. Call your agent for full details today before viewing. Property boasts large 6151ft lot and solid 5 bedroom mature 2328ft split level home with unique layout. BONUS - roof and hot water tank less than 5 years old. Fully fenced private backyard. Loads of PARKING for cars, RV's & toys - whatever you need. GREAT location, extremely private w/laneway access off 32nd! TOO GOOD TO BE TRUE - won't last!

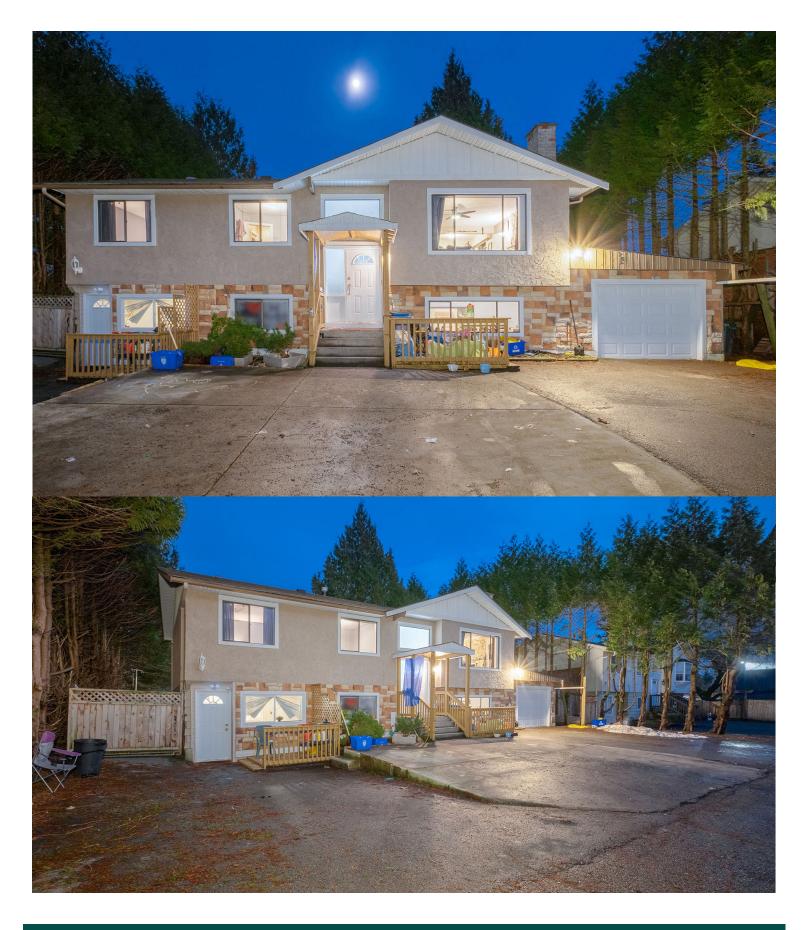
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26670 32 Avenue, Langley, B.C.

KAITLYN HERBST

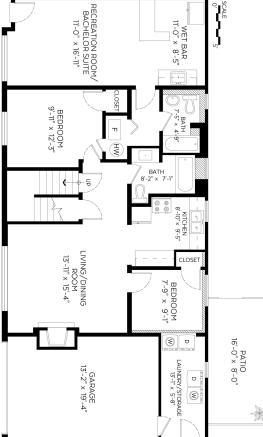
Main Floor: Lower Floor:

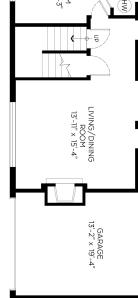
Auxiliary Area

1,181 sq.ft. 1,147 sq.ft. 2,328 sq.ft.

OWN YOUR MARKET

















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NORTH















