2546 200 STREET LANGLEY

Brookswood Langley, V2Z 1X1

Depth/Size (ft):	303	Bedrooms:	3	Approx. Year Buil	lt: 1975	5
rontage (ft):	150.00	Bathrooms:	3	Age:	49	
ot Area: (Acres)	1.05	Full Baths:	2	Zoning:	SR-2	2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,0	79.26
Rear Yard Exp:	East			For Tax Year:	2023	3
/iew:	No			P.I.D.:	003-	959-562
tyle of Home:	Rancher/Bungalow		Parking:	Total: 9 - Covered:	: 5	
construction:	Frame - Wood		Covered Parking:	5		
xterior:	Aluminum		Parking Access:	Front		
oundation:			Parking:	Add. Parking Avail	.,Garage; Single,	RV Parking Avail
lain Screen:			Locker:			
lenovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
/ater Supply:	Well - Shallow		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural Ga	S	Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
Type of Roof:	Metal		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No		
/Igmt. Company: Complex / Subdiv:	No					
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St	Natural Gas,Septic,Water ECTION 23, TOWNSHIP 7, NEW ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings	Nearby			
Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: ite Influences: eatures: cylaw Restric:	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St	ECTION 23, TOWNSHIP 7, NEW	Nearby			
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings	Nearby	d,Windows - Thermo Type	Dimen	sions
Igmt. Company: Complex / Subdiv: Services Connected: .egal: .menities: Site Influences: Seatures: Bylaw Restric: .isting Broker(s):	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Foyer	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4	Nearby s,Fireplace Insert,Storage Sheo Floor Main	d,Windows - Thermo Type Walk-In Closet	6'4 x 4'	1
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions	Nearby s,Fireplace Insert,Storage Sheo Floor	d,Windows - Thermo Type		1
Igmt. Company: complex / Subdiv: cervices Connected: egal: umenities: cite Influences: eatures: eylaw Restric: isting Broker(s): loor lain	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Foyer	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4	Nearby s,Fireplace Insert,Storage Sheo Floor Main	d,Windows - Thermo Type Walk-In Closet	6'4 x 4'	'1 11'8
Igmt. Company: Complex / Subdiv: Services Connected: egal: segal: segal: site Influences: setures: sylaw Restric: sisting Broker(s): loor lain lain	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Foyer Living Room	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0	Nearby s,Fireplace Insert,Storage Sheo Floor Main Main	d,Windows - Thermo Type Walk-In Closet Bedroom	6'4 x 4' 9'11 x ⁻	'1 11'8
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Foyer Living Room Dining Room Kitchen Laundry	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1	Nearby s,Fireplace Insert,Storage Sheo Floor Main Main	d,Windows - Thermo Type Walk-In Closet Bedroom	6'4 x 4' 9'11 x ⁻	'1 11'8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Foyer Living Room Dining Room Kitchen	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4	Nearby s,Fireplace Insert,Storage Sheo Floor Main Main	d,Windows - Thermo Type Walk-In Closet Bedroom	6'4 x 4' 9'11 x ⁻	'1 11'8
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Type Foyer Living Room Dining Room Kitchen Laundry	ECTION 23, TOWNSHIP 7, NEW Y ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4 10'2 x 7'9	Nearby s,Fireplace Insert,Storage Sheo Floor Main Main	d,Windows - Thermo Type Walk-In Closet Bedroom	6'4 x 4' 9'11 x ⁻	'1 11'8
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Gite Influences: Geatures: Bylaw Restric: Listing Broker(s): Listing Broker	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Foyer Living Room Dining Room Kitchen Laundry Games Room Primary Bedroom	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4 10'2 x 7'9 18'11 x 19'1 15'11 x 12'3	Nearby s,Fireplace Insert,Storage Sheo Floor Main Main Main	d,Windows - Thermo Type Walk-In Closet Bedroom Bedroom	6'4 x 4' 9'11 x ⁻ 10'2 x ⁻	1 11'8 11'8
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain Iain Iain Iain Iain	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Foyer Living Room Dining Room Kitchen Laundry Games Room Primary Bedroom	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4 10'2 x 7'9 18'11 x 19'1 15'11 x 12'3 # Of Rooms:	Nearby s,Fireplace Insert,Storage Sheo Floor Main Main Main Main	d,Windows - Thermo Type Walk-In Closet Bedroom Bedroom	6'4 x 4' 9'11 x ⁻ 10'2 x ⁻ # of Pieces	1 11'8 11'8 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Foyer Living Room Dining Room Kitchen Laundry Games Room Primary Bedroom 2,075 sqft 0 sqft	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4 10'2 x 7'9 18'11 x 19'1 15'11 x 12'3 # Of Rooms: # Of Kitchens:	Nearby s,Fireplace Insert,Storage Shea Floor Main Main Main 10 1	d,Windows - Thermo Type Walk-In Closet Bedroom Bedroom Bedroom Main	6'4 x 4' 9'11 x - 10'2 x - # of Pieces 2	1 11'8 11'8 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Coor lain lain lain lain lain lain lain lain	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Foyer Living Room Dining Room Kitchen Laundry Games Room Primary Bedroom 2,075 sqft 0 sqft 0 sqft	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4 10'2 x 7'9 18'11 x 19'1 15'11 x 12'3 # Of Rooms: # Of Kitchens: # Of Levels:	Nearby s,Fireplace Insert,Storage Shed Floor Main Main Main 10 1	d,Windows - Thermo Type Walk-In Closet Bedroom Bedroom Bedroom Main Main	6'4 x 4' 9'11 x - 10'2 x - # of Pieces 2 3	1 11'8 11'8 Ensuite? No Yes
Agmt. Company: Complex / Subdiv: Services Connected: egal: umenities: Site Influences: Seatures: Sylaw Restric: isting Broker(s): loor lain lai	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Foyer Living Room Dining Room Kitchen Laundry Games Room Primary Bedroom 2,075 sqft 0 sqft 0 sqft 0 sqft	ECTION 23, TOWNSHIP 7, NEW Y ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4 10'2 x 7'9 18'11 x 19'1 15'11 x 12'3 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Nearby s,Fireplace Insert,Storage Shea Floor Main Main Main 10 1	d,Windows - Thermo Type Walk-In Closet Bedroom Bedroom Bedroom Main	6'4 x 4' 9'11 x - 10'2 x - # of Pieces 2	1 11'8 11'8 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Foyer Living Room Dining Room Kitchen Laundry Games Room Primary Bedroom 2,075 sqft 0 sqft 0 sqft 0 sqft 2,075 sqft	ECTION 23, TOWNSHIP 7, NEW V ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4 10'2 x 7'9 18'11 x 19'1 15'11 x 12'3 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Nearby s,Fireplace Insert,Storage Shed Floor Main Main Main 10 1 1 1 None	d,Windows - Thermo Type Walk-In Closet Bedroom Bedroom Bedroom Main Main	6'4 x 4' 9'11 x - 10'2 x - # of Pieces 2 3	1 11'8 11'8 Ensuite? No Yes
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor: Grand Total:	Community,Electricity PLAN NWP12496, SE Workshop Detached Central Location,Priva ClthWsh/Dryr/Frdg/St RE/MAX Treeland Re Foyer Living Room Dining Room Kitchen Laundry Games Room Primary Bedroom 2,075 sqft 0 sqft 0 sqft 0 sqft	ECTION 23, TOWNSHIP 7, NEW Y ate Setting,Private Yard,Shopping tve/DW,Drapes/Window Coverings ealty, RE/MAX Treeland Realty Dimensions 4'7 x 8'4 19'7 x 17'0 9'11 x 12'1 15'2 x 15'4 10'2 x 7'9 18'11 x 19'1 15'11 x 12'3 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Nearby s,Fireplace Insert,Storage Shed Floor Main Main Main 10 1	d,Windows - Thermo Type Walk-In Closet Bedroom Bedroom Bedroom Main Main	6'4 x 4' 9'11 x - 10'2 x - # of Pieces 2 3	1 11'8 11'8 Ensuite? No Yes

Spectacular 1 Acre Designated Townhouse/Rowhouse in the Newly Adopted Fernridge Community Plan of the Brookswood O.C.P. Flat, no creeks, easements or right of ways and all services available. 2,075 sqft Rancher with 38' x 29' Detached Shop/Garage. This stunning property has been meticulously cared for by original owner. First time ever on the market. Don't miss out!

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