3580 272 STREET LANGLEY

Aldergrove Langley, V4W 1R6

Depth/Size (ft):		1296(2.45AC)	Bedrooms:	:	6	Approx. Year Bu	uilt: 19	74
Frontage (ft):		82.35	Bathrooms	:	3	Age:	50	
Lot Area: (Acres)		2.45	Full Baths:		2	Zoning:	SF	R-1
Flood Plain:			Half Baths:	:	1	Gross Taxes:	\$4	,326.10
Rear Yard Exp:						For Tax Year:	20	23
View:		No				P.I.D.:	00	2-032-945
Style of Home:		Basement Entry			Parking:	Total: 3 - Covere	d: 3	
Construction:		Frame - Wood			Covered Parking:	3	u. 5	
Exterior:		Mixed,Stucco			Parking Access:	Front		
Foundation:		Wixed, Oldooo			Parking:		arport Garage: T	Triple,RV Parking Av
Rain Screen:					Locker:	Detacheddige/C	alpoli,Galage,	inple, itv i arking Av
Renovations:					Units in Dev:			
# of Fireplaces:		1 - Fuel: Wood			Distance to:			
Vater Supply:		City/Municipal			Title to Land:	Freehold NonStr	ata	
Fuel/Heating:		Hot Water,Natural Gas			Property Disc:	Yes	ala	
Outdoor Area:		Patio(s),Patio(s) & Deck(s)		PAD Rental:	100		
Type of Roof:		Asphalt	"		Fixtures Leased:	No		
Floor Finish:		Wall/Wall/Mixed			Fixtures Rmvd:	No		
View:		No						
1011								
-								
Mgmt. Company:								
Mgmt. Company: Complex / Subdiv:	' :	Electricity,Natural Gas,Se	ptic,Water					
Mgmt. Company: Complex / Subdiv: Services Connecte	' :	Electricity,Natural Gas,Se THE WEST HALF OF LO	•	OWNSHIP 13 NEV	W WESTMINSTER DIST	RICT PLAN 6649		
Mgmt. Company: Complex / Subdiv: Services Connecte Legal:	r: ted:		T 2 SECTION 29 T		W WESTMINSTER DIST	RICT PLAN 6649		
Mgmt. Company: Complex / Subdiv: Services Connecte Legal: Amenities:	r: ted:	THE WEST HALF OF LO	T 2 SECTION 29 T age,Workshop Deta	ached				
Mgmt. Company: Complex / Subdiv: Services Connecte Legal: Amenities: Site Influences:	r: ted:	THE WEST HALF OF LO Garden, Guest Suite, Stora	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard	ached				
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Mgmt. Company: Complex / Subdiv: Services Connecte Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	r: ted:	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yaro frigerator,Stove	ached d,Recreation Neart	oy,Rural Setting,Shoppin	ng Nearby	Type Laundry	Dimensions 21'6 x 5'7
Mgmt. Company: Complex / Subdiv: Services Connecto Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Ty Bsmt Liv	r: ted: : ype	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty Dimensions	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove	ached d,Recreation Nearb Type	oy,Rural Setting,Shoppin	ng Nearby		
Mgmt. Company: Complex / Subdiv: Services Connecte Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	r: ted: : ype ving Room	THE WEST HALF OF LO Garden,Guest Suite,Stora Central Location,Private S Clothes Washer/Dryer,Re SRS Panorama Realty Dimensions 16'0 x 14'7	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove Floor Main	ached d,Recreation Nearb Type Storage	by,Rural Setting,Shoppin Dimensions 9'11 x 5'9	ng Nearby		
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Mgmt. Company: Complex / Subdiv: Services Connecte Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Ty Bsmt Liv Bsmt Be Bsmt Be	r: ted: ype ving Room itchen edroom	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty Dimensions 16'0 x 14'7 12'4 x 9'3 13'7 x 11'3	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove Floor Main Main Main	ached d,Recreation Neart Type Storage Living Room Kitchen	Dimensions 9'11 x 5'9 15'0 x 8'0 12'1 x 8'9	ng Nearby		
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Mgmt. Company: Complex / Subdiv: Services Connects Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Ty Bsmt Liv Bsmt Be Bsmt Be Bsmt Be Bsmt Be Bsmt Fo Bsmt La Ssmt La Ssmt La Ssmt Sto	r: ted: ype ving Room itchen edroom edroom oyer aundry torage ain): bove):	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty Dimensions 16'0 x 14'7 12'4 x 9'3 13'7 x 11'3 9'3 x 8'4 9'5 x 5'2 11'4 x 5'9 11'6 x 5'6 1,220 sqft 0 sqft	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove Floor Main Main Main Main Main Main Main Main	ached d,Recreation Neart Type Storage Living Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom	Dimensions 9'11 x 5'9 15'0 x 8'0 12'1 x 8'9 00m 15'9 x 10'5 14'4 x 14'3 11'6 x 11'3 13'11 x 11'3	ng Nearby Floor Main	Laundry	21'6 x 5'7
Mgmt. Company: Complex / Subdiv: Services Connects Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Ty Bsmt Liv Bsmt Be Bsmt Be Bsmt Be Bsmt Be Bsmt Company Finished Floor (Ma Finished Floor (Ma Finished Floor (Ma	r: ted: ype ving Room itchen edroom edroom oyer aundry torage ain): bove): elow):	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty Dimensions 16'0 x 14'7 12'4 x 9'3 13'7 x 11'3 9'3 x 8'4 9'5 x 5'2 11'4 x 5'9 11'6 x 5'6 1,220 sqft	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove Floor Main Main Main Main Main Main Main Main	ached d,Recreation Neart Type Storage Living Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom	Dimensions 9'11 x 5'9 15'0 x 8'0 12'1 x 8'9 00m 15'9 x 10'5 14'4 x 14'3 11'6 x 11'3 13'11 x 11'3	ng Nearby Floor Main Bathroom Floor	• # of Pieces	21'6 x 5'7 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connects Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Ty Bsmt Liv Bsmt Be Bsmt Be Bsmt Be Bsmt Be Bsmt Company Finished Floor (Ma Finished Floor (Ma Finished Floor (Ma	r: ted: ype ving Room itchen edroom edroom oyer aundry torage ain): bove): elow):	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty Dimensions 16'0 x 14'7 12'4 x 9'3 13'7 x 11'3 9'3 x 8'4 9'5 x 5'2 11'4 x 5'9 11'6 x 5'6 1,220 sqft 0 sqft	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove Floor Main Main Main Main Main Main Main Main	ached d,Recreation Neart d,Recreation Neart Storage Living Room Kitchen Primary Bedro Bedroom Bedroom Bedroom Bedroom	Dimensions 9'11 x 5'9 15'0 x 8'0 12'1 x 8'9 00m 15'9 x 10'5 14'4 x 14'3 11'6 x 11'3 13'11 x 11'3	ng Nearby Floor Main Bathroom Floor Main	• # of Pieces 4	21'6 x 5'7 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connects Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Ty Bsmt Liv Bsmt Be Bsmt Be Bsmt Be Bsmt Be Bsmt Be Bsmt Company Finished Floor (Ma Finished Floor (Be Finished Floor (Be Finished Floor (Be	r: ted: ype ving Room itchen edroom edroom edroom oyer aundry torage ain): bove): elow): smt):	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty Dimensions 16'0 × 14'7 12'4 × 9'3 13'7 × 11'3 9'3 × 8'4 9'5 × 5'2 11'4 × 5'9 11'6 × 5'6 1,220 sqft 0 sqft 0 sqft	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove Floor Main Main Main Main Main Main Main Main	ached d,Recreation Neart d,Recreation Neart Storage Living Room Kitchen Primary Bedro Bedroom Bedroom Bedroom Bedroom	Dimensions 9'11 × 5'9 15'0 × 8'0 12'1 × 8'9 Dom 15'9 × 10'5 14'4 × 14'3 11'6 × 11'3 13'11 × 11'3 15 2 2	ng Nearby Floor Main Bathroom Floor Main Above	• # of Pieces 4 4	21'6 x 5'7 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connecte Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Ty Bsmt Liv Bsmt Be Bsmt Be Bsmt Fo Bsmt La	r: ted: ype ving Room itchen edroom edroom oyer aundry torage ain): bove): elow): smt): otal):	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty Dimensions 16'0 × 14'7 12'4 × 9'3 13'7 × 11'3 9'3 × 8'4 9'5 × 5'2 11'4 × 5'9 11'6 × 5'6 1,220 sqft 0 sqft 1,140 sqft	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove Floor Main Main Main Main Main Main Main Main	ached d,Recreation Neart d,Recreation Neart Storage Living Room Kitchen Primary Bedro Bedroom Bedroom Bedroom Sens: :: t Height:	Dimensions 9'11 × 5'9 15'0 × 8'0 12'1 × 8'9 00m 15'9 × 10'5 14'4 × 14'3 11'6 × 11'3 13'11 × 11'3 15 2 2 Unauthorized Suite Crawl,Fully Finished,Separate	ng Nearby Floor Main Bathroom Floor Main Above	• # of Pieces 4 4	21'6 x 5'7 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connector Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	r: ted: ype ving Room itchen edroom edroom oyer aundry torage ain): bove): elow): smt): otal):	THE WEST HALF OF LO Garden, Guest Suite, Stora Central Location, Private S Clothes Washer/Dryer, Re SRS Panorama Realty Dimensions 16'0 × 14'7 12'4 × 9'3 13'7 × 11'3 9'3 × 8'4 9'5 × 5'2 11'4 × 5'9 11'6 × 5'6 1,220 sqft 0 sqft 0 sqft 2,360 sqft 0 sqft 0 sqft	T 2 SECTION 29 T age,Workshop Deta Setting,Private Yard frigerator,Stove Floor Main Main Main Main Main Main Main Main	ached d,Recreation Neart d,Recreation Neart Storage Living Room Kitchen Primary Bedro Bedroom Bedroom Bedroom s: tHeight:	Dimensions 9'11 x 5'9 15'0 x 8'0 12'1 x 8'9 Dom 15'9 x 10'5 14'4 x 14'3 11'6 x 11'3 13'11 x 11'3 15 2 2 Unauthorized Suite Crawl,Fully	ng Nearby Floor Main Bathroom Floor Main Above	• # of Pieces 4 4	21'6 x 5'7 Ensuite? No No

Investors Alert! Quick possession possible. Fantastic holding property near Aldergrove city! This property, measuring 2.45 acres, has 6 bedroom basement entry home with rooms for the in-laws (spacious unauthorized suite), 35x25 workshop and a 25x14 workshop has connected to city water services. City sewer is situated out front on the street which is connected to single family subdivision across the street. This property is situated at very Amazing location, close to Town Of Aldergrove ,shops, restaurants, parks, transit and all levels of schools. Loads of parking for all your toys. Zoning allows for main home with a legal suite plus a 2nd home(a mobile) & parking a commercial vehicle. This property is level & all usable with no creeks. Open House: May 04 (Saturday) From 1-3 Pm



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.