20386 44 AVENUE LANGLEY

Land Only

	Brookswood Langley, V3A 3E4				\$1,299,000 (LP)	
Depth/Size (ft): Frontage (ft): Lot Area: (sq.ft.) Flood Plain: Rear Yard Exp: View:	455.31 285.24 12,084.00 No	Bedrooms: Bathrooms: Full Baths: Half Baths:		Approx. Year Built: Age: Zoning: Gross Taxes: For Tax Year: P.I.D.:	R-1E \$3,660.31 2023 005-620-571	
Style of Home: Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces: Water Supply: Fuel/Heating: Outdoor Area: Type of Roof: Floor Finish:	City/Municipal		Parking: Covered Parking: Parking Access: Parking: Locker: Units in Dev: Distance to: Title to Land: Property Disc: PAD Rental: Fixtures Leased: Fixtures Rmvd:	Freehold NonStrata No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 451 SECTION 35	5 TOWNSHIP 7 NEW WESTMINSTE	R DISTRICT PLAN 57917			
Floor	Туре	Dimensions	Floor	Туре	Dimensions	
Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): Unfinished Floor:	sqft sqft sqft sqft sqft sqft	# Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:		Bathroom Floor #	of Pieces Ensuite?	
Grand Total	saft	Reds In Remt	1			

Massive 12,084 sq ft rarely available corner flat lot in a fantastic area of Brookswood with all the conveniences, recreation, schools, parks near! Build your dream home 2 min from Alice Brown elementary school, 2 min Uplands Dog Park and 5 min from Brookswood Secondary. Potential for 2 storey w bsmt (please check with the township to confirm). Potential for a south facing backyard.

Of Pets: