

Lot Dimensions (ft):	125 x 463	Bedrooms:	3	Approx. Year Built:	1971
Frontage (ft):	125.00	Bathrooms:	2	Age:	55
Lot Area: (Acres)	1.32	Full Baths:	1	Zoning:	RU-3
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,489.15
Rear Yard Exp:	North			For Tax Year:	2025
View:	Yes			P.I.D.:	010574093

Style of Home:		Parking:	Total: 2 - Covered: 2
Construction Materials:	Frame Wood, Wood Siding	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Carport Multiple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Gas	Distance to:	
Water Supply:	Well Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:		PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:	Yes : GREENBELT
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity Connected, Natural Gas Connected
Legal:	LOT 7, PLAN NWP19893, SECTION 28, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	Washer/Dryer, Dryer, Dishwasher, Refrigerator, Stove, Freezer, Microwave, Carport Multiple, Sundeck, Gas, Smoke Detector(s)
Bylaw Restrict:	
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 18'7	Main	Bedroom	12' x 10'5
Main	Dining Room	9'10 x 11'02			
Main	Kitchen	16'10 x 10'02			
Main	Office	16'09 x 13'			
Main	Flex Room	19' x 17'			
Main	Bedroom	12' x 10'11			
Main	Primary Bedroom	13' x 10'11			

Finished Floor (Main):	2,050 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	
Finished Floor (Below):	0 sqft	# Of Levels:	One	Main	2	1
Finished Floor (Bsm):	0 sqft	Suite:				
Finished Floor (Total):	2,050 sqft	Crawl/Bsm Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl Space			
Grand Total:	2,050 sqft	Beds In Bsm:	0 / 3			
		Pets Allowed:				

Joe Hawboldt is pleased to present the opportunity to acquire a 1.32-acre property in South Langley that is stratifiable allowing for the construction of two single family homes. The property is improved with a meticulously maintained 1971 rancher, lovingly cared for by its original owners. Notable features include a large rear deck, a dedicated shed for lawn and garden equipment, and backing onto a protected greenbelt, offering privacy and a serene setting. This offering combines immediate lifestyle appeal with long-term redevelopment and investment potential.