

<b>Active</b> <b>R3012332</b> Board: F, Detached House with Acreage		<b>19675 16 AVENUE</b> Langley Brookwood Langley V2Z 1K2		<b>\$2,685,000</b> (LP) (SP)																																																																																			
		Days on Market: <b>35</b> Orig. Price: <b>\$2,785,000</b> Prev. Price: <b>\$2,785,000</b>		List Date: <b>6/9/2025</b> Expiry Date: <b>6/9/2026</b>																																																																																			
		Seller's Acceptance Date: Subject Removal Date: Completion Date:		Meas. Type: <b>Feet</b> Frontage (feet): <b>165.35</b> Frontage (metres): <b>50.40</b> Depth / Size: <b>634.18</b> Lot Area (sq.ft.): <b>0.00</b> Lot Area (acres): <b>2.40</b> Flood Plain: <b>No</b> View: <b>No</b>																																																																																			
		If new, GST/HST Bedrooms: <b>3</b> Bathrooms: <b>2</b> Full Baths: <b>2</b> Half Baths: <b>0</b> Rear Yard Exp: <b>P.I.D.: 000-647-501</b>		Approx. Year Built: <b>1980</b> Age: <b>45</b> Zoning: <b>SR-2</b> Gross Taxes: <b>\$12,578.53</b> For Tax Year: <b>2024</b> Tax Inc. Utilities?: <b>No</b> Tour: <b>Virtual Tour Link</b>																																																																																			
		Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>																																																																																					
Sewer Type: <b>Septic</b> Water Supply: <b>Well - Drilled</b>																																																																																							
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Legal: <b>LOT 31, PLAN NWP60191, SECTION 15, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT</b>					Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																		
Amenities: <b>Barn, Storage, Workshop Detached</b>																																																																																							
Site Influences: <b>Shopping Nearby</b> Features: <b>CltHwsh/Dryr/Frdg/Stve/DW</b>																																																																																							
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Suite: <b>None</b> Basement: <b>None</b>		Crawl/Bsmt. Ht:      # of Levels: <b>1</b> # of Kitchens: <b>1</b> # of Rooms: <b>7</b>																																																																																					
List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Desig Agt 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> List Broker 2: List Desig Agt 2: Buyer's Broker 1: Buyer's Agent 1: Owner: Commission:		List Broker 3: <b>nav@farmsinbc.com</b> 3: 2:		Appointments: <b>Touchbase</b> Call: <b>TOUCHBASE</b> Phone: <b>604-360-1049</b>																																																																																			
Occupancy: <b>Owner</b>																																																																																							
Realtor <b>PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.</b>																																																																																							
<b>2.4 ACRES OUT OF ALR AND FUTURE DEVELOPMENT! This property is located close to the Surrey and Langley border, close to all future Industrial zoning. Zoning allows for building an Estate Home, a Mobile Home, Accessory Buildings, and Park Commercial Vehicles, There is a 1,248 SQ/FT Home with 3 Bedrooms, 2 Bathrooms, and a 2,250 SQ/FT Shop. Close to all amenities, and easy access to Fraser Highway and the USA Border.</b>																																																																																							