

3352 200 St, Langley<sup>e</sup>

Future Townhome Development Site (48-52 Double Garage Units)



**SITE SIZE:**  
2.39 Acres

**AREA:**  
Brookwood-Booth

**LIST PRICE:**  
**\$5,500,000**

**DRAFT SITE PLAN**



## PROPERTY DESCRIPTION

<b>CIVIC ADDRESS:</b>	3352 200 St., Langley BC
<b>SIZE:</b>	2.39 Acres
<b>AREA:</b>	Brookwood-Booth
<b>PROPERTY TAXES:</b>	\$44,035.85 (Combined)
<b>BC ASSESSMENT:</b>	\$7,658,000 (Combined)
<b>LIST PRICE:</b>	<b>\$5,500,000</b>

### OPPORTUNITY:

- This is a Court Ordered Sale. 2.39 Acre Development Site in the heart of Brookwood.
  - The subject property is located within the recently approved Booth Neighbourhood Plan in the Brookwood-Fernridge NCP - Designated for Rowhouse/Townhouse (20 UPA).
  - The draft layout shows the following:
    - 48-52 Double Garage Townhome Units
    - 1,450 Sq.ft - 1,600 Sq.ft Each (Excluding Garage)
    - Very Efficient Layout
- \* Please check with the Township of Langley Planning Department for further details.*
- The 2.39-acre land is all usable, free of creeks, easements & rights of way.
  - Convenient location close to 200 St and a 10-minute drive to Willow-brook Shopping Centre & amenities.

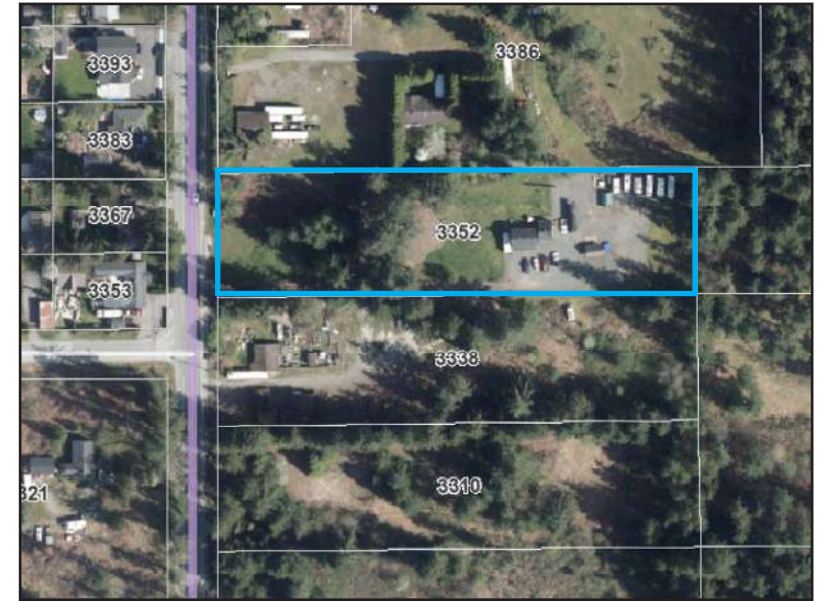
### DD LINK:

The below DD Documents are available upon registration:

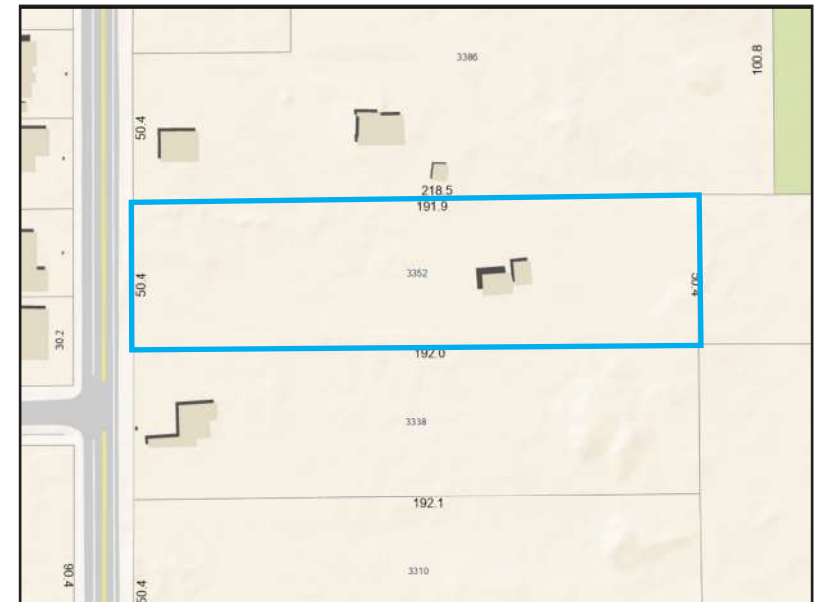
- Environmental
- Geotech
- Arborist
- Survey
- Draft Layout

*\*To access the full due diligence data room, registration is required. Please email buyer details (name, company, phone, and email) to [team@varinggroup.com](mailto:team@varinggroup.com).*

### AERIAL VIEW

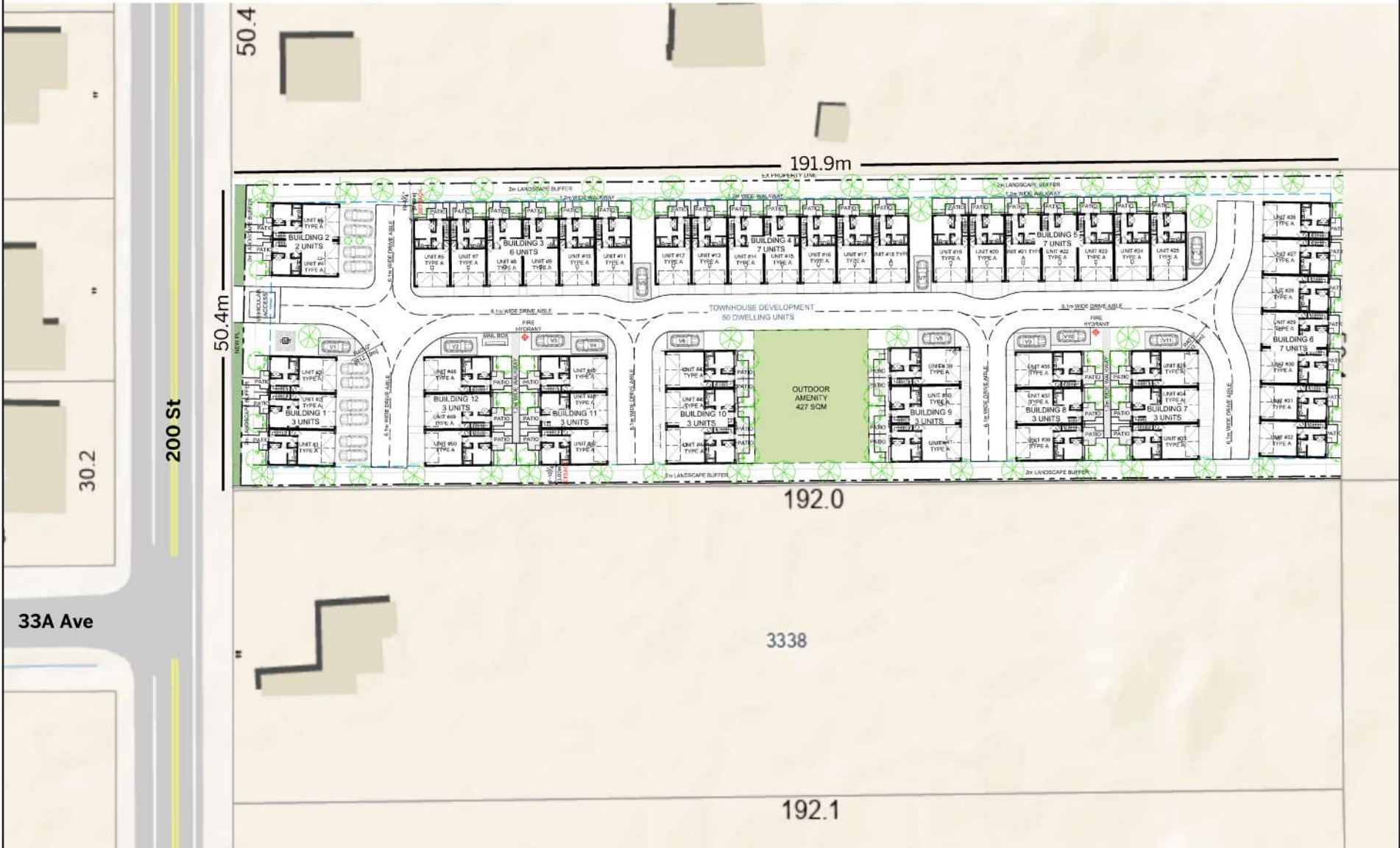


### DIMENSIONS

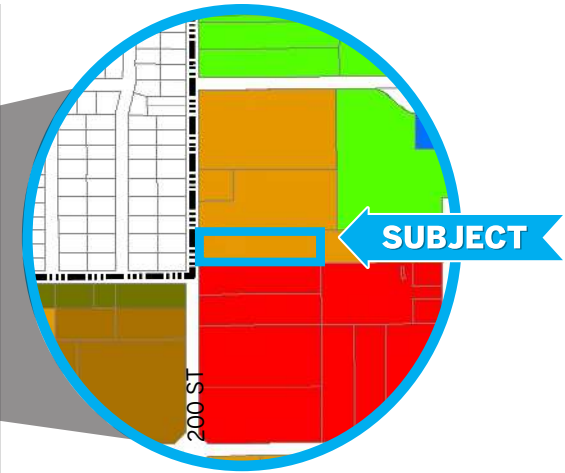
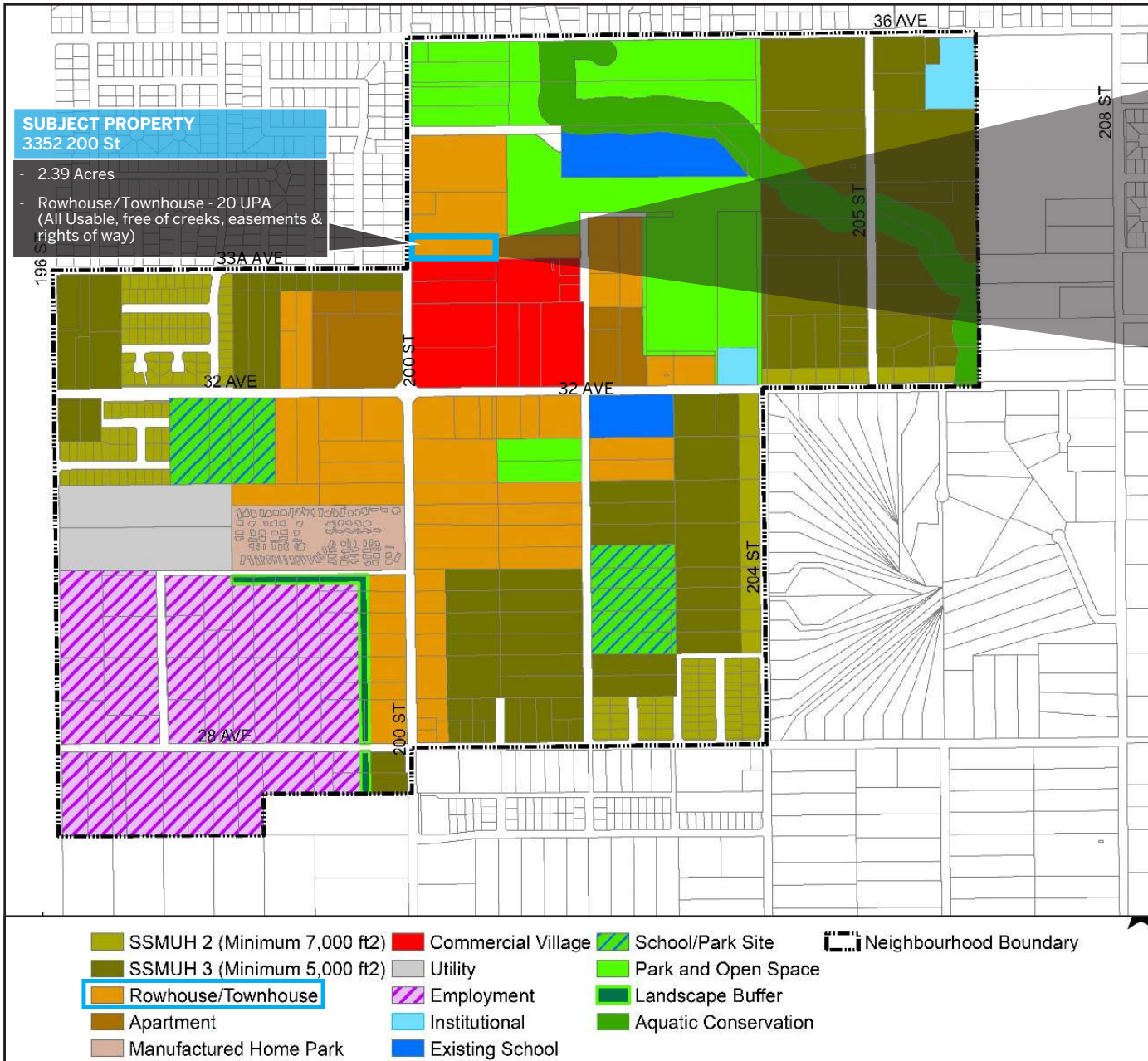


3352 200 St, Langley - Brookwood: 2.39 Acres

Draft Layout: 48-52 Double Garage TH Units (Avg Size: 1,450-1,600 Sq.ft)



# BOOTH LAND USE MAP: FULL VIEW



B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON LOT 32 PLAN 64857 AND SOUTH HALF OF THE NORTH HALF OF THE QUARTER OF THE SOUTH WEST QUARTER SECTION 26 TOWNSHIP 7 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 10662) BOTH IN SECTION 26 TOWNSHIP 7 NEW WESTMINSTER DISTRICT

TOWNSHIP OF LANSLEY

SCALE = 1:500

"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 614mm (24") in width by 812mm (32") in height (Architectural D size) when plotted at a scale of 1:500

PLD 003-475-650 (LOT 32)
CHAC ADDRESS #3352 200th STREET
PLD 004-629-883 (Rem S 1/2 of N 1/2)
CHAC ADDRESS #3338 200th STREET



REC TAG No.	DESCRIPTION	DIAMETER (mm)	REC TAG No.	DESCRIPTION	DIAMETER (mm)
1	deciduous cluster	200	131	coniferous	300
2	coniferous	620	132	deciduous	140
3	coniferous	640	133	coniferous	400
4	coniferous	460	134	coniferous	280
5	coniferous	200	135	deciduous	200-300
6	coniferous	420	136	deciduous	180
7	coniferous	400	137	deciduous cluster	150-155
8	coniferous	250	138	deciduous	300
9	coniferous	460	139	coniferous	300
10	coniferous	360	140	coniferous	250
11	coniferous	380	141	coniferous	100
12	coniferous	440	142	coniferous	650
13	coniferous	650	143	coniferous	580
14	coniferous	450	144	coniferous	300
15	coniferous	160	145	deciduous	220
16	coniferous	310	146	coniferous	800
17	coniferous	320	147	coniferous	650
18	coniferous	500	148	deciduous	200
19	coniferous	480	149	deciduous	21-50
20	coniferous	480	150	coniferous	370
21	coniferous	500	151	coniferous	200
22	coniferous	800	152	coniferous	200
23	coniferous	800	153	coniferous	260
24	deciduous	2,200	154	coniferous	360
25	coniferous	800	155	coniferous	140
26	coniferous	300	156	coniferous	280
27	coniferous	200	157	coniferous	240
28	coniferous	280	158	coniferous	140
29	coniferous	300	159	coniferous	260
30	coniferous	230	160	coniferous	210
31	coniferous	400	161	coniferous	220
32	coniferous	200	162	coniferous	140
33	coniferous	200	163	coniferous	140
34	coniferous	320	164	coniferous	140
35	coniferous	300	165	coniferous	360
36	coniferous	300	166	coniferous	220
37	coniferous	240	167	coniferous	140
38	coniferous	470	168	coniferous	300
39	coniferous	800	169	coniferous	100
40	coniferous	500	170	coniferous	100
41	coniferous	360	171	coniferous	170
42	coniferous	600	172	coniferous	140
43	coniferous	420	173	coniferous	240
44	coniferous	420	174	coniferous	130-160
45	coniferous	340	175	deciduous	160
46	coniferous	340	176	deciduous	160
47	coniferous	500	177	coniferous	140
48	coniferous	500	178	coniferous	320
49	coniferous	180	179	coniferous	320
50	coniferous	180	180	coniferous	320
51	coniferous	280	181	deciduous	2,200
52	coniferous	250	182	deciduous	180
53	coniferous	250	183	deciduous	200
54	coniferous	220	184	deciduous	200
55	coniferous	170	185	coniferous	300
56	coniferous	100	186	coniferous	600
57	coniferous	170	187	coniferous	300-650
58	deciduous	40	188	coniferous	370
59	coniferous	150	189	coniferous	370-450
60	coniferous	150	190	coniferous	200
61	coniferous	180	191	coniferous	110
62	coniferous	250	192	coniferous	300
63	coniferous	420	193	coniferous	120
64	coniferous	500	194	coniferous	520
65	coniferous	400	195	coniferous	400
66	coniferous	220	196	coniferous	650
67	coniferous	300-370	197	coniferous	300
68	coniferous	370	198	coniferous	330
69	coniferous	620	199	coniferous	240
70	coniferous	400	200	coniferous	600
71	coniferous	150	201	coniferous	150
72	coniferous	180	202	coniferous	600
73	coniferous	110	203	coniferous	800
74	coniferous	120	204	coniferous	620
75	coniferous	420	205	deciduous	2,1-30
76	coniferous	260	206	coniferous	420
77	coniferous	300	207	coniferous	370
78	coniferous	140	208	coniferous	200
79	coniferous	140	209	coniferous	420
80	coniferous	320	210	coniferous	620
81	coniferous	140	211	coniferous	140
82	coniferous	240	212	coniferous	130
83	coniferous	340	213	coniferous	420
84	coniferous	240	214	coniferous	600
85	coniferous	400	215	coniferous	230
86	coniferous	370	216	coniferous	280-450
87	coniferous	500	217	coniferous	620
88	deciduous	150	218	coniferous	180
89	coniferous	360	219	coniferous	480-500
90	coniferous	140	220	coniferous	350
91	coniferous	170	221	coniferous	380
92	coniferous	140	222	coniferous	380
93	coniferous	220	223	coniferous	600
94	coniferous	200	224	coniferous	510
95	deciduous	500	225	coniferous	600
96	coniferous	420	226	coniferous	370
97	coniferous	420	227	coniferous	380-450
98	coniferous	240	228	coniferous	380
99	coniferous	300	229	coniferous	500
100	coniferous	310	230	coniferous	450
101	coniferous	100	231	coniferous	550
102	coniferous	470	232	coniferous	140
103	coniferous	450	233	coniferous	550
104	deciduous	multi-stem	234	deciduous	220
105	coniferous	170	235	deciduous	120
106	coniferous	100	236	deciduous	120
107	coniferous	250	237	coniferous	210
108	coniferous	300	238	deciduous	140
109	coniferous	240	239	coniferous	190
110	coniferous	100	240	coniferous	160
111	coniferous	400	241	coniferous	160
112	coniferous	100	242	coniferous	650
113	coniferous	160	243	coniferous	170
114	coniferous	450	244	coniferous	220
115	coniferous	430	245	coniferous	480
116	coniferous	450	246	coniferous	360
117	coniferous	390	247	coniferous	320
118	coniferous	390	248	coniferous	380
119	coniferous	420	249	coniferous	160
120	coniferous	320	250	coniferous	450
121	coniferous	310	251	coniferous	600
122	coniferous	380	252	coniferous	370
123	coniferous	320	253	coniferous	350
124	coniferous	270	254	coniferous	500
125	coniferous	340	255	coniferous	370
126	coniferous	160	256	deciduous	2-130
127	coniferous	470	257	deciduous cluster	100
128	coniferous	270	258	coniferous	350
129	coniferous	120	259	coniferous	360

NOTE: Elevations shown are in METRES and derived from GEODETIC DATUM (CHD280VAD)

REMARK: Monument #894700 - 33A Avenue & 199th Street GEODETIC ELEV. 48.469m (CHD280VAD)

NOTE: LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS  
LOT DIMENSIONS ARE DERIVED FROM PLANS 61748 & 64857  
CONTOURS ARE AT 0.5m INTERVALS

SOUTH FRASER LAND SURVEYING LTD.  
6712 - 12992 78th AVENUE  
SURREY, B.C. V3W 2V6  
604-599-1886  
181221E1V

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Certified correct to 3:58:00 PM on 05/11/2018

*[Signature]*  
SHEILA PATELLA (R2221E1V)

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