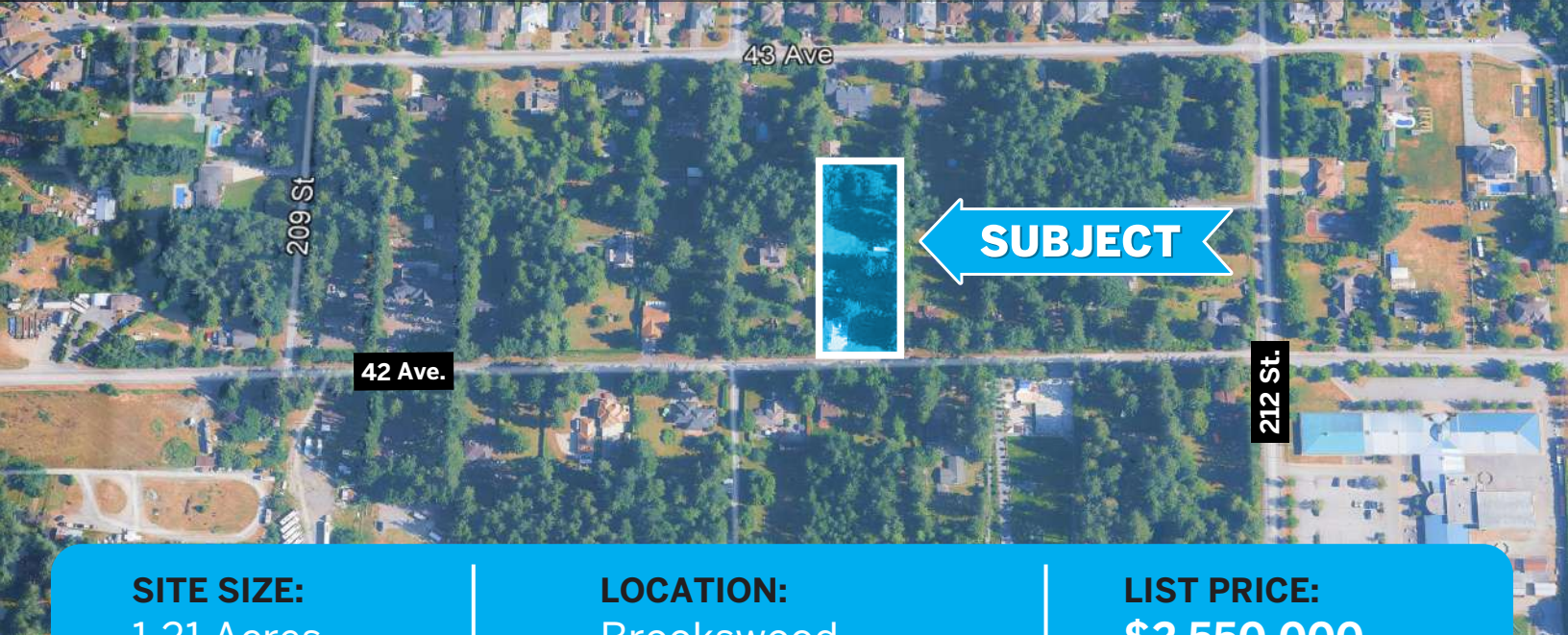


21083 42 Ave, Langley

Future Development Site with Well-Maintained Home

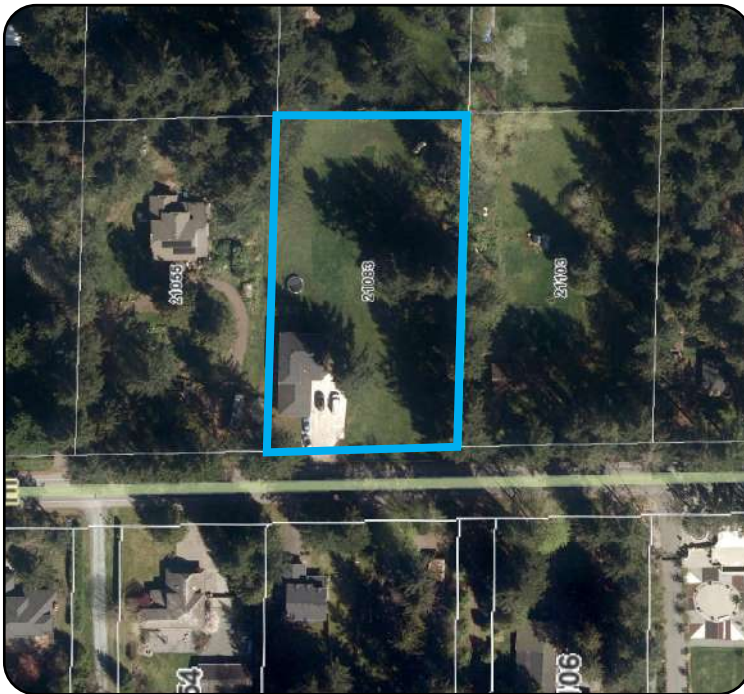


SITE SIZE:
1.21 Acres

LOCATION:
Brookwood

LIST PRICE:
\$2,550,000

AERIAL VIEW



DIMENSIONS (IN METRES)



PROPERTY DESCRIPTION

CIVIC ADDRESS: 21083 42 Ave, Langley, BC

SIZE: 1.21 Acres

AREA: Brookwood (Rinn)

PROPERTY TAXES: \$9,662.16

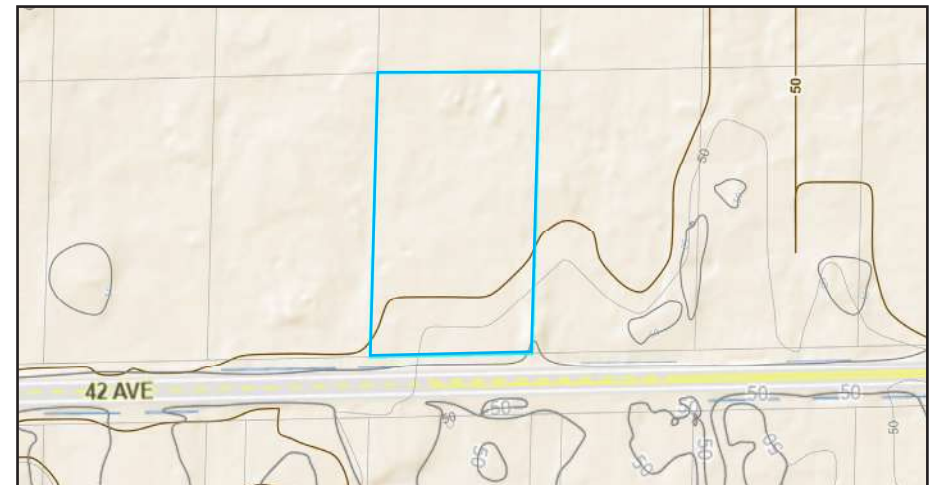
BC ASSESSMENT: \$2,880,000

PRICE: **\$2,550,000**

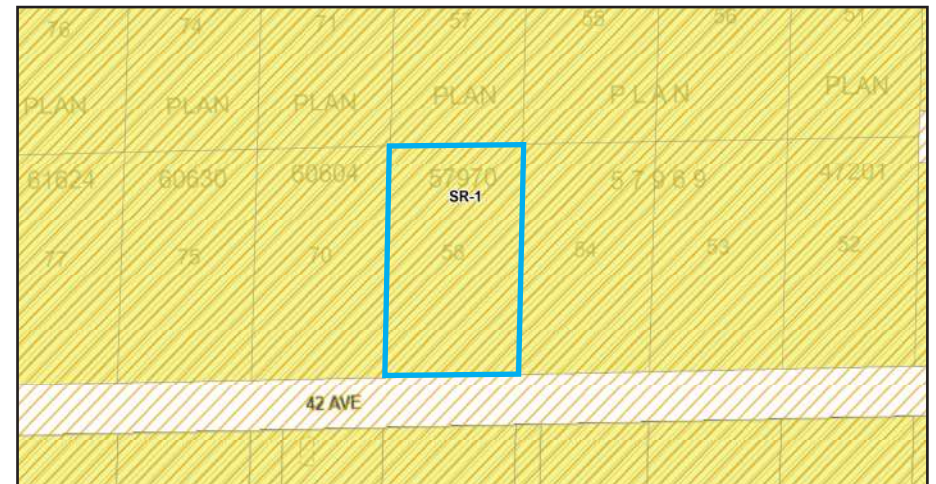
OPPORTUNITY:

- Rare 1.21-acre Brookwood opportunity with strong future redevelopment potential in one of Langley's most established residential communities.
- Designated SSMUH 3 under the Rinn Neighbourhood Land Use Plan, supporting future small-scale multi-unit housing with a minimum lot size of +/-7,000 SF and up to 4 dwelling units per lot — purchaser to verify development potential with the Township of Langley.
- Existing renovated residence of over +/-2,700 SF provides immediate holding value while purchasers explore subdivision, redevelopment, or long-term estate-lot potential.
- Exceptional school-oriented location just steps from Langley Fundamental Middle & Secondary School at 21250 42 Avenue, a Grade 6–12 school with over 800 students and a strong emphasis on fundamental education and conventional values.
- Convenient Brookwood location near 200 Street, George Preston Recreation Centre, parks, schools, and daily amenities, with Willowbrook Shopping Centre approximately a short drive away.

TOPOG VIEW

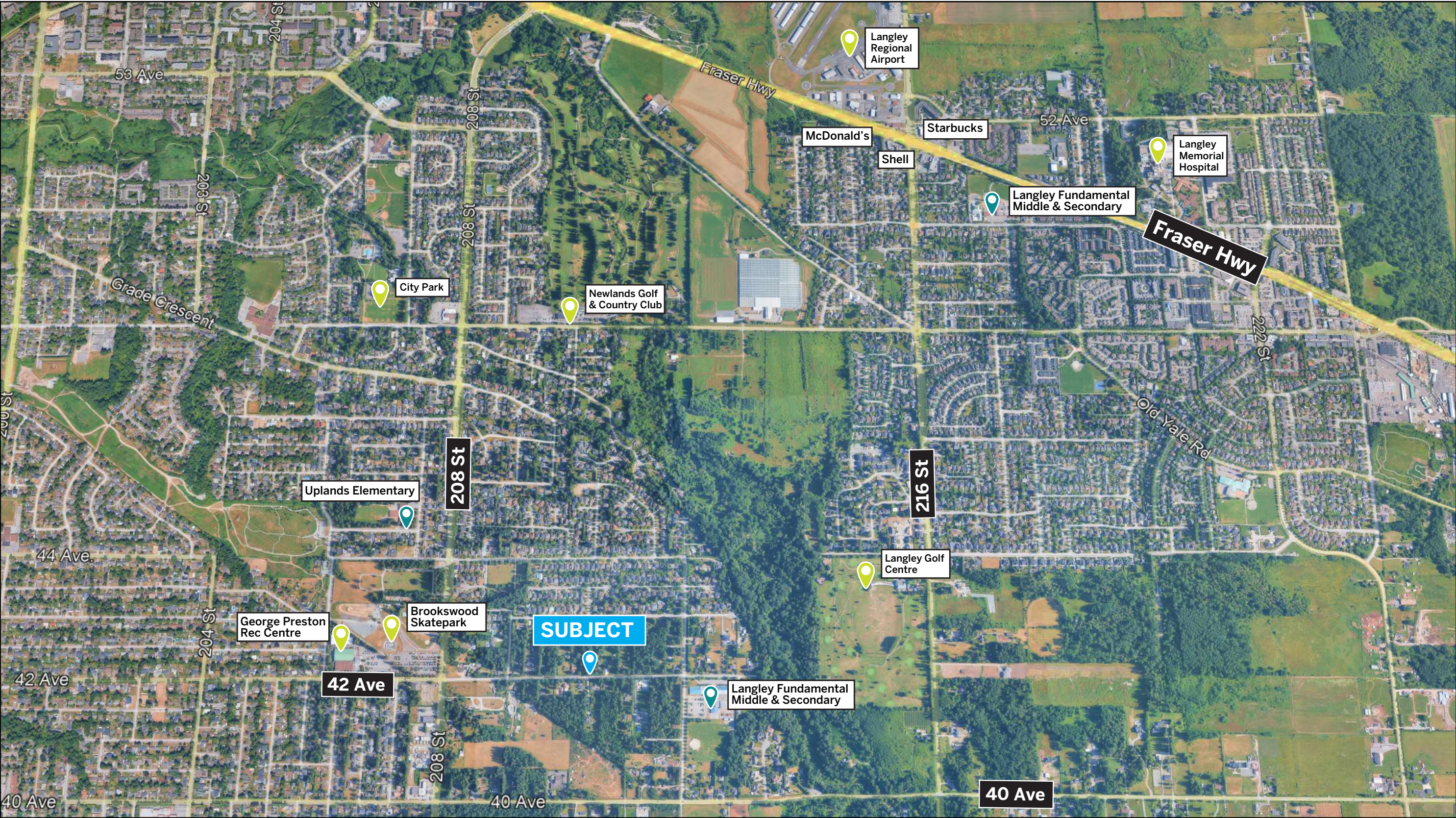


LEGAL VIEW



BUYER DUE DILIGENCE: This property is offered for sale on an “as is, where is” basis. The Seller and the Seller’s agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.

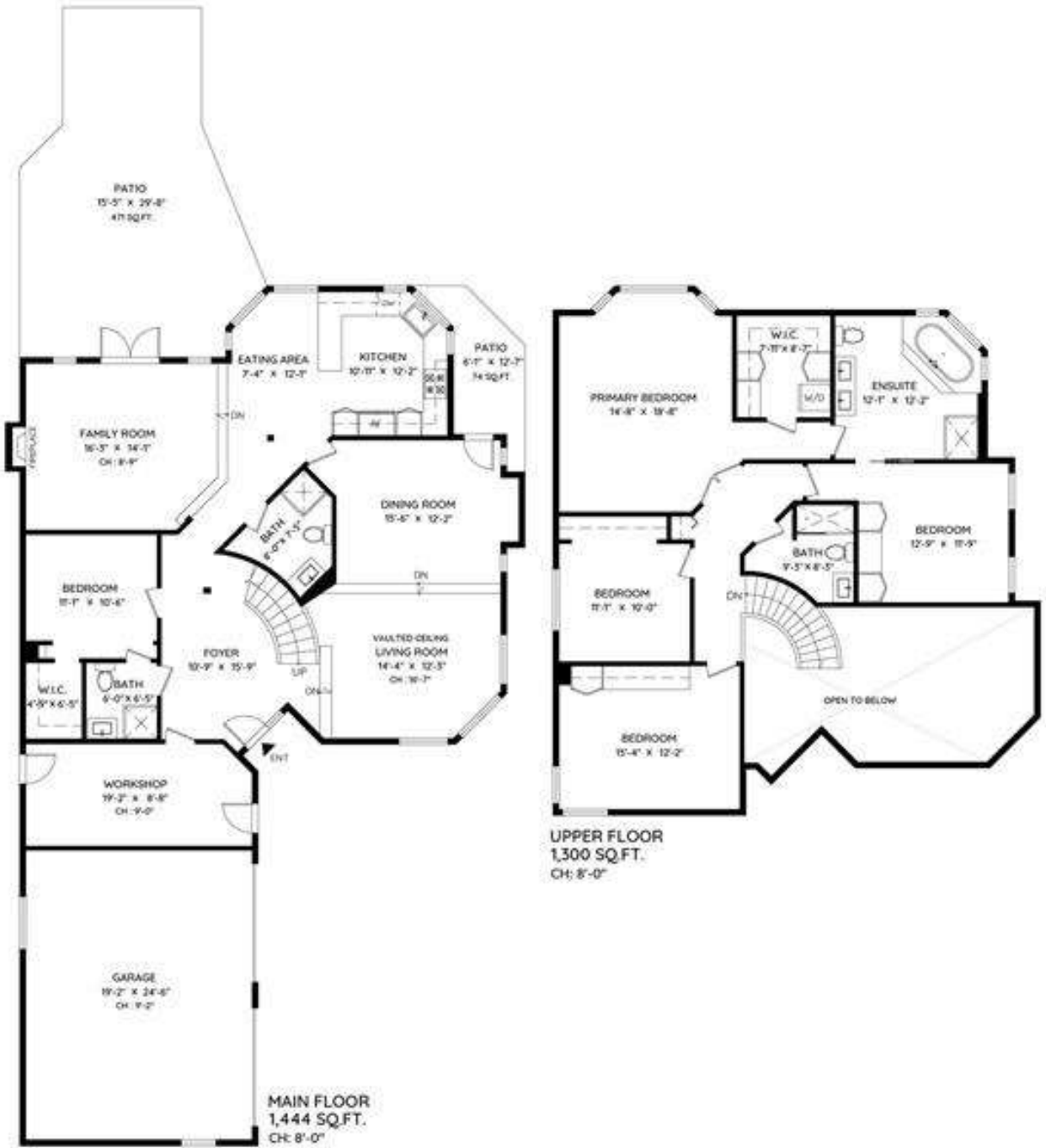
NEARBY AMENITIES





21083 42 AVENUE
LANGLEY, BC

MAIN	1,444 SQ.FT.	GARAGE	520 SQ.FT.
UPPER	1,300 SQ.FT.	WORKSHOP	177 SQ.FT.
TOTAL	2,744 SQ.FT.	PATIO	545 SQ.FT.
		TOTAL	1,242 SQ.FT.



TOPOGRAPHICAL SURVEY PLAN OF A PORTION OF LOT 58
SECTION 36 TOWNSHIP 7
NWD PLAN 57970

PID : 005-626-455

CIVIC ADDRESS :
21083 - 42nd AVENUE
TOWNSHIP OF LANGLEY, B.C.

ELEVATION DERIVATION
ELEVATIONS ARE GEODETIC DERIVED FROM
TOWNSHIP OF LANGLEY CONTROL MONUMENT
No. 86H2330 ELEVATION=49.988m
DATUM CVD28GVRD 2018

- LEGEND :
- RCB  DENOTES ROUND CATCH BASIN
 - PP  DENOTES POWER POLE
 - PP/LS  DENOTES POWER POLE AND LAMP STANDARD
 - CTR  DENOTES CONIFEROUS TREE
 - STP  DENOTES STUMP OF TREE

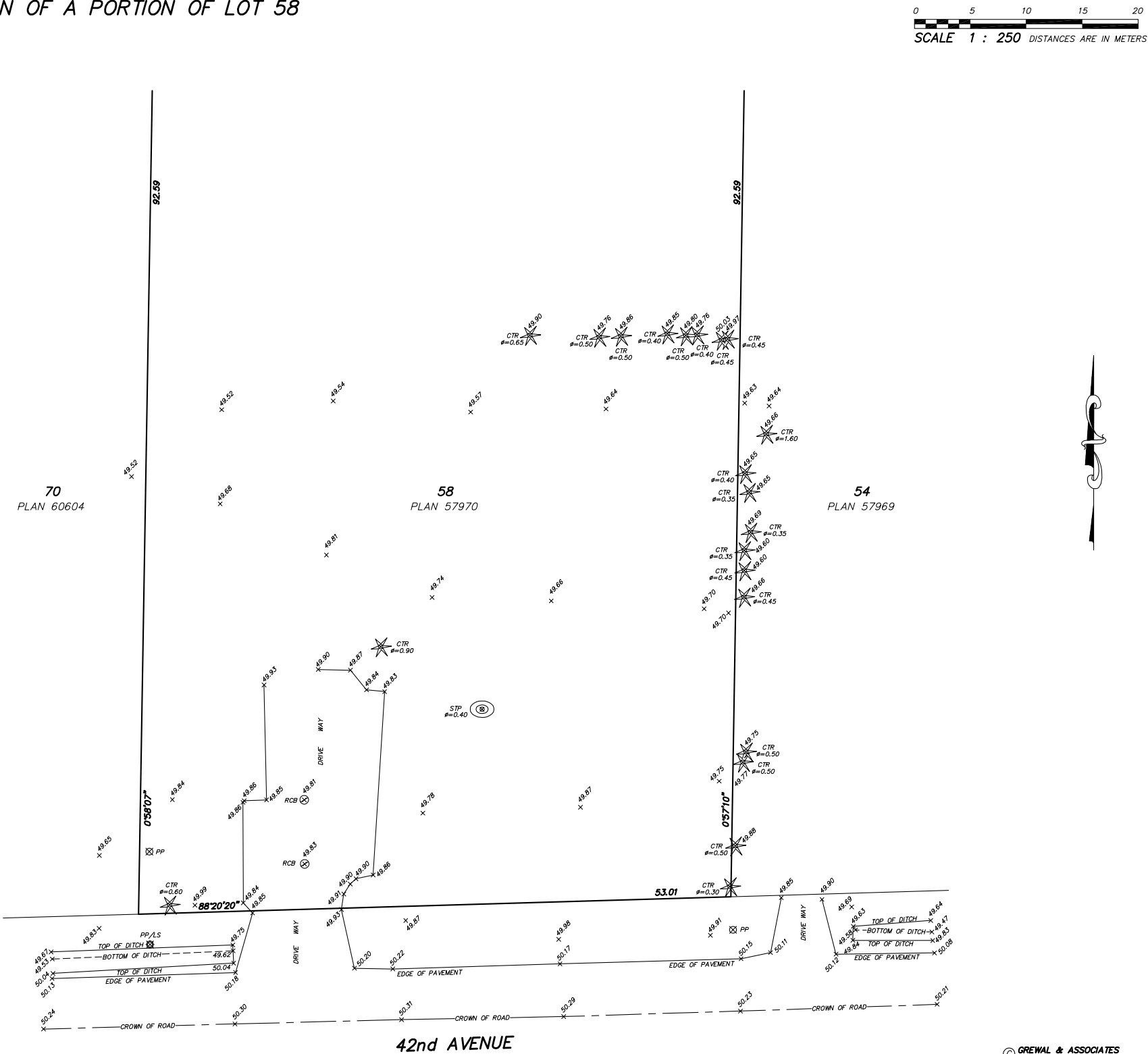
Lot dimensions and clearances according to
Field Survey.

This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any decisions made or actions taken based on this
document. This documents shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS 24th DAY OF SEPTEMBER, 2020.

LAKHUJOT S. GREWAL B.C.L.S.



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PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 2009-023
DWG : 2009-023 T1





What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

