

# 20372 42 Avenue, Langley

\$1,755,000



**\*INVESTORS and BUILDERS ALERT\*** Amazing opportunity to own a property in fabulous area of Brookwood! Sitting on a quiet, family-oriented Located on nearly 1/4 acre (10,000.00+ SQFT) private lot. A great opportunity to build 7200+ Approxi\* SQFT on the subject property, (PLAN SUBMITTED TO THE CITY for (3 story (2 story with basement), Architectural design ,HAZMAT report, structural design, Energy reports , Percolation test (Soil Test), Rock Pit Design , Initial septic design , Arborist report, Schedule B geotechnical , Schedule 'A' Geotechnical). All the formalities are done with the city by the current seller(s).VALUE IN THE LAND ONLY ("SOLD AS IS WHERE IS").

## KEY INFORMATION

MLS® R2681639

Residential Detached

Brookwood

2 Bedrooms

1 Bathroom

1,586 SF

10,008 SF Lot

## FEATURES

Year Built: 1933

Listed By: Sutton Group-Alliance R.E.S.