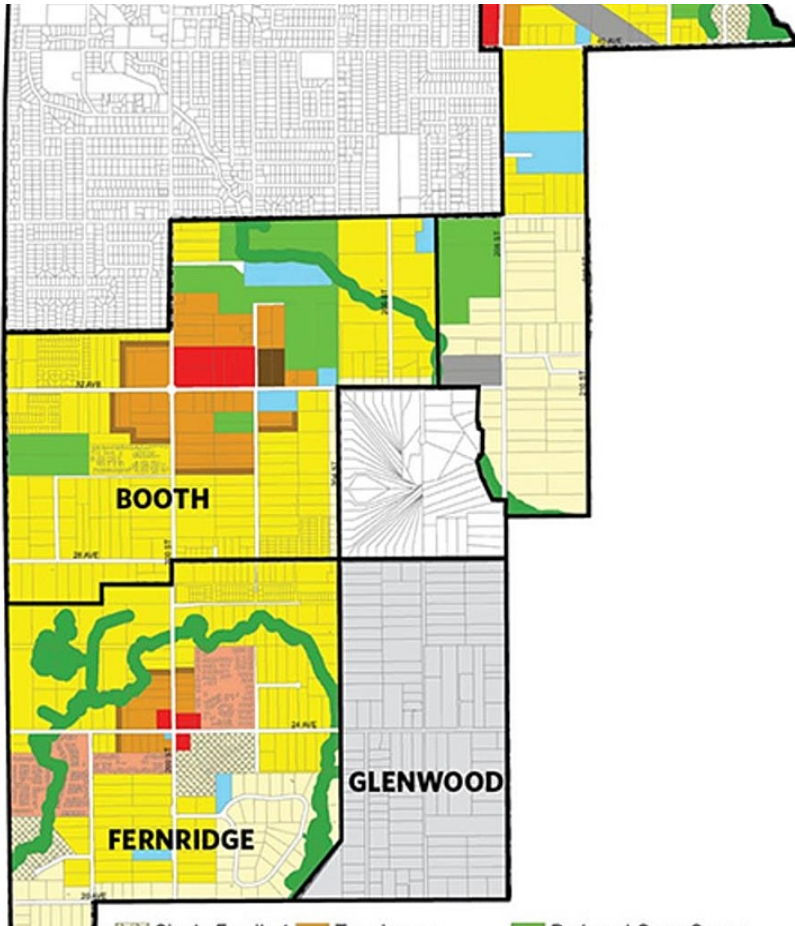


# 2935 197a Street, Langley

\$14,999,999



Beautiful rancher on a clean acreage This property is part of booth neighbourhood plan designated for smaller single family lots/Duplex/Triplex/ Row homes. (to be verified with the city and/or qualified professional). The parcel is great for development with a wide frontage and Completely flat, no creeks, no easements or right of ways, This is truly a rare package. Live in this gorgeous rancher today and subdivide in the near future! DON'T MISS OUT ON THIS ONE.

## KEY INFORMATION

MLS® R2742189

Residential Detached

Brookwood

4 Bedrooms

4 Bathrooms

3,599 SF

## FEATURES

Year Built: 1985

Listed By: RE/MAX 2000 Realty



**2935 197A ST Langley BC V2Z 1Y1**

**PID:** 000-009-388

**Zoning:** SR-2 - Suburban Residential Zone

**Registered Owner:** [Redacted]

**Legal Description:** LOT 55 SECTION 22 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 67944 NW1/4-244

**Community Plans:** OCP - Brookwood/Fernridge - Residential Three, 1001 N.A.R.

**Floor Area:** 3819 sqft

**Max Elevation:** 51.26 m

**Year Built:** 1984

**Lot Size:** 2.80 acres

**Min Elevation:** 49.21 m

**Bedrooms:** 4

**WalkScore:** 59 / Car Dependent

**Annual Taxes:** \$3,251.43

**Bathrooms:** 3

**Structure:** 2 LACRES OR MORE SINGLE FAMILY DWELING, DUPLEX

**MLS HISTORY:**

Status (Date)	DOM	L/P/S	Firm
02/12/18	Active (17/2/2022)	172	RE/MAX 2000 Realty
F880118	Expired (30/9/198)	10	HomeLife Brockwood Realty Corp. (White Rock)
F880372	Sold (26/12/198)	10	RE/MAX Performance (By Click)

**APPRECIATION:**

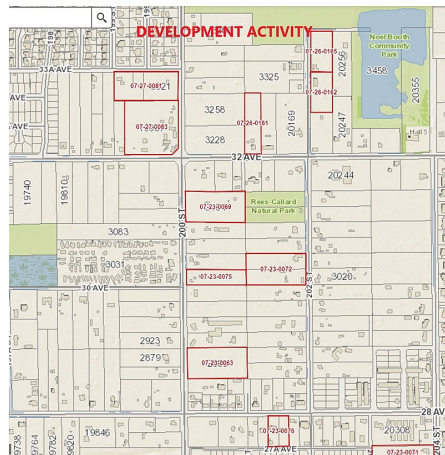
Date	\$	% Change
Use Price	619,200.00	\$16,999,999 / 28847.37%
Sale History	620/19198	\$38,000 / 6.20%
	28/5/198	\$519,900 / 73.10%
	27/02/1992	\$300,000

**SCHOOL CATCHMENT:**

Elementary	Nearest Middle	Secondary
Catchment: Glenwood	H10 Stafford	Brookwood
Element: 02-35	02-35	02-35
Grades: K-7	6-8	8-12

**DEVELOPMENT APPLICATIONS:**

No records found for this parcel.



rennie