

For Multi-Picture Tour Go To:
www.mitten-realty-services.com



22603 64 Ave, Langley

\$1,150,000.00

EQUESTRIAN ALERT
13.75 Acres In Prime Central Milner Location
Indoor Arena - Barns With Room For 19 Stalls
1422 Square Foot House + Basement.

Gorgeous 13.75 acres centrally located in Milner between Milner Downes and Thunderbird. Room for 19 stalls, in the 30' x 72' barn and in the stalls in the arena building with tack room, medical room, hay storage, stalls and 60' x 126' indoor arena. 40' x 62' equipment shed with manure storage area and attached loafing barn. Four loafing barns. 1422 Square foot older home with part finished basement. Absolutely gorgeous acreage with lots of facilities for your horses. A little paint and putter will build sweat equity. A great site to build your dream home and use the equestrian facilities. Priced only slightly higher than land value.

Doug or Bonnie Mitten



Prudential | Power Play
Realty

604-533-3231

House:

Main Level: **1422 Sq. Ft.**

Great Room – 28' x 21.25' – Spacious great room with gas stove and patio door to deck.

Dining Room – 15.83' x 12.' – Spacious enough for any size dinner gathering.

Kitchen – 13.25' x 10.83'

Master Bedroom – 12.58' x 11.33'

Bedroom – 11.25' x 9.33'

Bathroom - 4 Piece

Lower Level: **540 Sq. Ft. Finished & 882 Sq. Ft. Unfinished**

Bedroom – 15' x 12'

Bedroom – 14' x 11.33'

Bedroom – 14' x 11'

Laundry – 14' x 10'

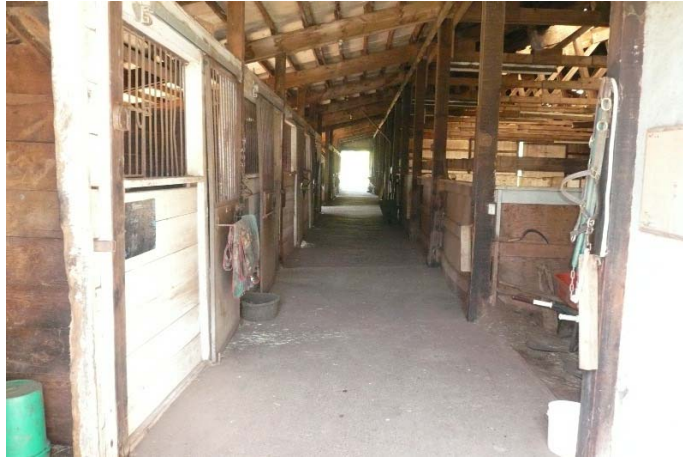
Bathroom - 3 Piece

Outbuildings:

Arena Building: **80' x 148'**

- ★ **Room For 11 Stalls** – Average Size Of Stall - 11.66' x 10'
- ★ **16' x 11.66' Grooming Stall**
- ★ **Insulated Tack Room**
- ★ **Medical Room**
- ★ **Two Piece Bathroom**
- ★ **60' x 126' Indoor Arena**
- ★ **Hay Storage**





Older Barn: 30' x 72'

- ★ 8 Stalls
- ★ Hay Storage



Equipment, Bedding & Manure Storage Building: 40' x 62'

- ★ Equipment Storage
- ★ Bedding Storage
- ★ Manure Storage
- ★ Loafing Barn Lean Too



4 Loafing Barns

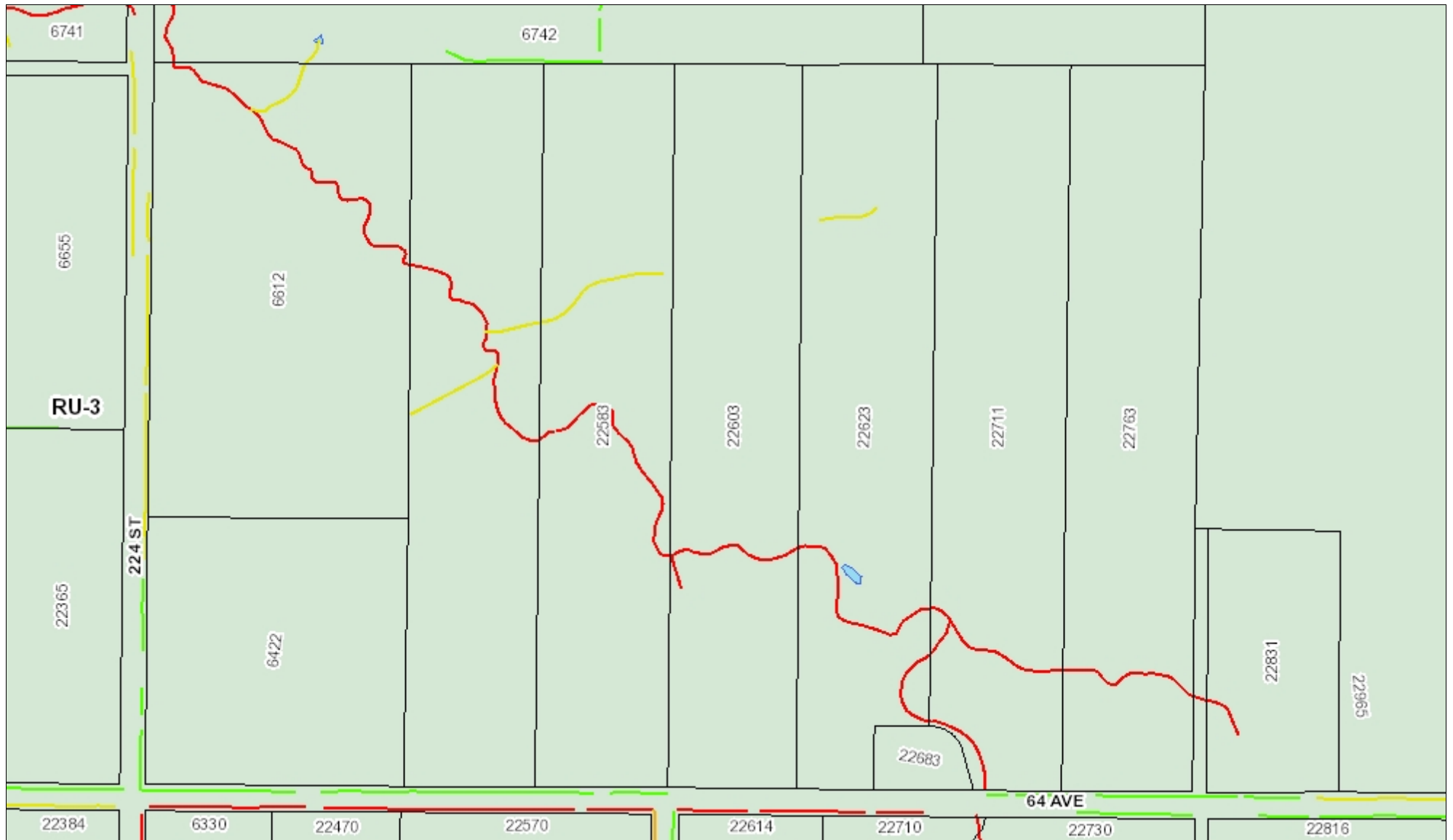
60' Round Pen

Property: 13.75 Acres – 330.04' Frontage X 1816'

★ **Gorgeous Acreage Centrally Located Part Way Between Milner Downes & Thunderbird**



22603 64 Ave Langley



159.68 0 79.84 159.7
Meters



Scale 1: 4,191.12

Township of
LANGLEY Geosource

Printed 7/8/2011

Zoning, watercourse

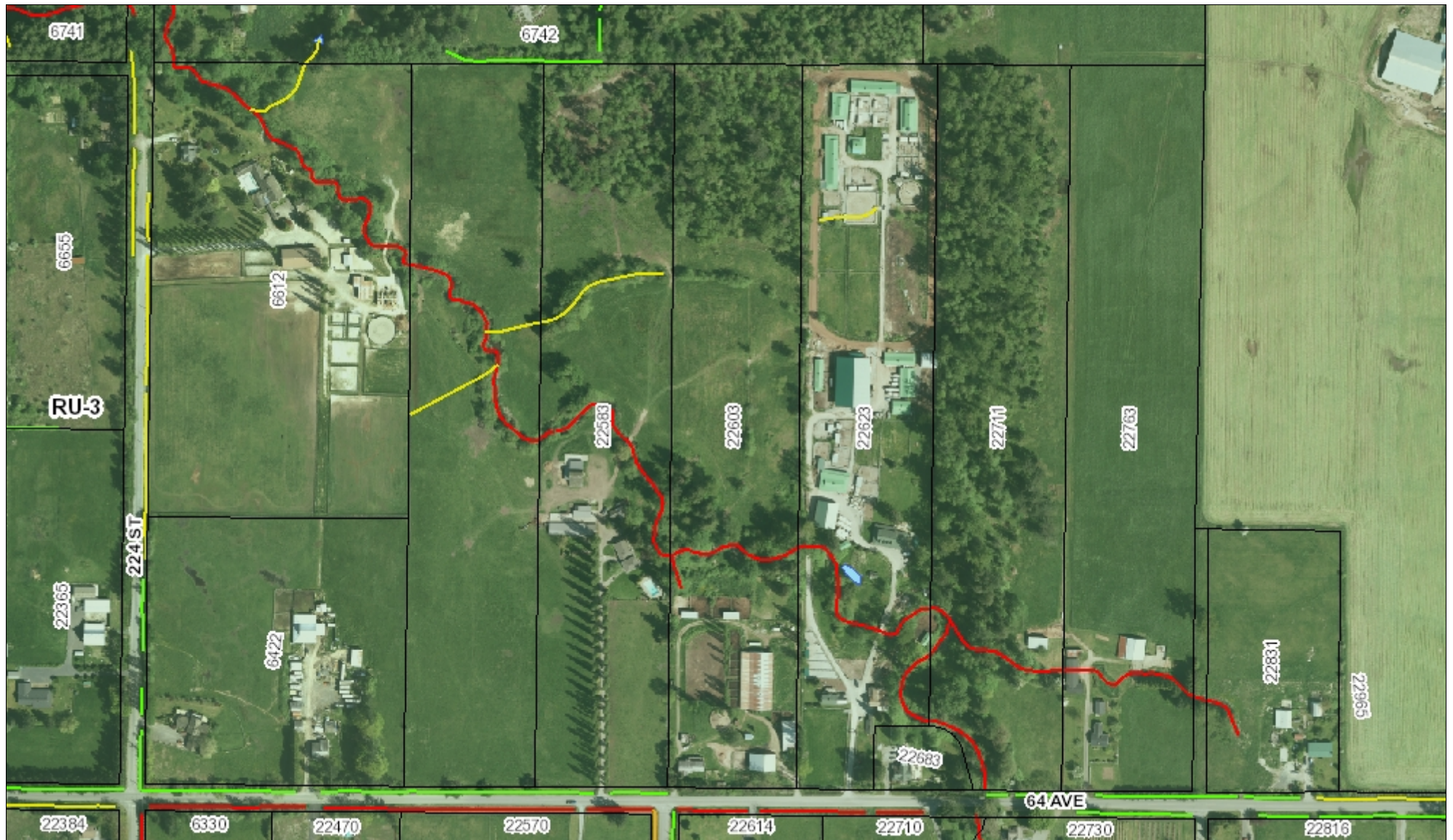
The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.



Legend

- Pseudo Lot Lines
- ⊞ Easements
- Lower Mainland Roads
- Roads-Detail
- Parcels
- ⊞ Communities
- ⊞ Municipal Boundary
- Watercourses 3.0
 - Class 'A' - Red
 - Class 'A(OD)' - Orange
 - Class 'A(OW)' - Magenta
 - Class 'B' - Yellow
 - Class 'C' - Green
- Park
- Greenway
- Water Bodies
- Conservation Area
- Zoning
- ALR

22603 64 Ave Langley



159.68 0 79.84 159.7
Meters



Scale 1: 4,191.12

Township of
LANGLEY Geosource

Printed 7/8/2011

Aerial

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J. K. N. CONSTRUCTION LTD.
24057-53rd Avenue,
Langley, B.C. V2Z 2N3
PH. 534-5413



Water well

13,75 ACR.

Plot Plan Not to scale

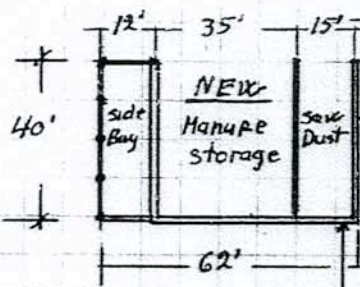
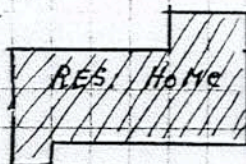
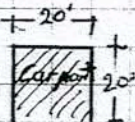
THIS SITE PLAN INCLUDES
FULL DETAILS OF ALL
RESTRICTIVE COVENANTS,
EASEMENTS, RIGHT-OF-WAYS
AND WATER COURSES ON
THE PROPERTY.

Signature of Applicant

John J. O'Leary

Riding Arena

Barn



Drive way

Drive way

Mrs. M. W. Roberson
MIRROBOOK Farms
22603 - 64 Ave

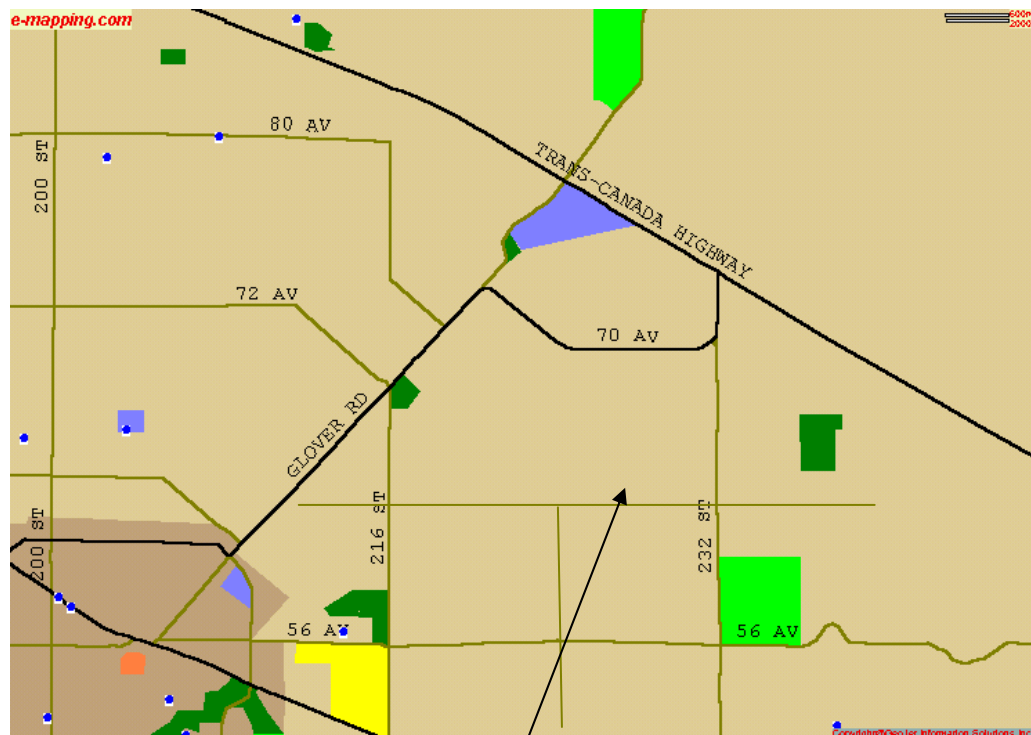


Features Of This Fine Property...

- ★ 1422 Square Foot Older Home With Part Finished Basement.
- ★ Absolutely Gorgeous Acreage With Lots Of Facilities For Your Horses.
- ★ A Little Paint And Putter Will Build Sweat Equity.
- ★ A Great Site To Build Your Dream Home And Use The Equestrian Facilities.
- ★ Priced Only Slightly Higher Than Land Value.

Location:

This property is centrally located in desirable area just minutes to the conveniences of Langley City and within minutes to the freeway. This area generally boasts larger properties affording you the privacy of larger acreages. The regional shopping center at Willowbrook ensures convenient access to the most serious shopper. Recreation is available within minutes of the property at the twin rinks with ice rinks and fitness and rehabilitation facilities; the civic center at 208 Street and 42 Avenue with an ice rink, curling rink and activity rooms; the Blair pool; Athletic Park; and of course the many golf courses that Langley boasts. Located part way between Milner Downes and Thunderbird provides convenient access to the serious equestrian.



Subject Property

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at



Prudential

Power Play
Realty

(604) 533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

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OPTIMA REAL ESTATE ASSOCIATES, INC.



Prudential

Power Play Realty

The following is a statement made by the seller concerning the premises located at:

ADDRESS: 22603 64 Ave Langley V2Y 2N8 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

✓ Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s) _____
Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "do not know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.

THE SELLER SHOULD INITIAL
THE APPROPRIATE REPLIES.

1. LAND – This property disclosure statement is in respect of the land and the

(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)

YES

NO

**DO NOT
KNOW**

**DOES NOT
APPLY**

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?

B. Are you aware of any past or present underground oil storage tank(s) on the Premises?

C. Is there a survey certificate available?

D. Are you aware of any current or pending local improvement levies/charges?

E. Have you received any other notice or claim affecting the Premises from any person or public body?

F. Are the Premises managed forest lands?

G. Are the Premises in the Agricultural Land Reserve?

H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?

I. Are you aware of any fill materials anywhere on the Premises?

J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?

K. Are you aware of any uncapped or unclosed water wells on the Premises?

L. Are you aware of any water licences affecting the Premises?

M. Have the Premises been logged in the last five years?

(i) If yes, was a timber mark/licence in place?

(ii) If yes, were taxes or fees paid?

N. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements? See above 4

2. SERVICES

A. Indicate the water system(s) the Premises uses:
Municipal ☐ Community ☐ Private ☐ Well ☒ Not Connected ☐
Other ☐ *Handwritten initials*

B. Are you aware of any problems with the water system?

C. Are records available regarding the quantity and quality of the water available?

D. Indicate the sanitary sewer system the Premises are connected to:
Municipal ☐ Community ☐ Septic ☒ Lagoon ☐ Not Connected ☐
Other R.

			
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INITIALS

July 28, 2011

PAGE 2 of 34 PAGES

DATE OF DISCLOSURE

ADDRESS: 22603 64 Ave

Principal Residence

Langley

V2Y 2N8

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		<i>R.</i>	☒	☒
F. Are there any current service contracts (i.e., septic removal or maintenance)?		<i>R.</i>	☒	☒
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<i>R.</i>	☒	☒
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?			<i>R.</i>	
B. To the best of your knowledge, is the ceiling insulated?	<i>R.</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			<i>R.</i>	
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<i>R.</i>	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			<i>R.</i>	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>R.</i>	☒	☒
G. Are you aware of any structural problems with any of the buildings?		<i>R.</i>	☒	☒
H. Are you aware of any additions or alterations made in the last sixty days?		<i>R.</i>	☒	☒
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>R.</i>	☒	☒
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>R.</i>	☒	☒
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?	<i>R.</i>		☒	☒
L. Are you aware of any damage due to wind, fire or water?	<i>R.</i>		☒	☒
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <i>don't know</i> years)	<i>R.</i>		☒	☒
N. Are you aware of any problems with the electrical or gas system?		<i>R.</i>	☒	☒
O. Are you aware of any problems with the plumbing system?		<i>R.</i>	☒	☒
P. Are you aware of any problems with the swimming pool and/or hot tub?			☒	<i>R.</i>
Q. Does the building contain unauthorized accommodation?		<i>R.</i>	☒	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		<i>R.</i>	☒	☒
S. Was the building constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		<i>R.</i>	☒	
T. Is this building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<i>R.</i>	☒	☒
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		<i>R.</i>	☒	☒

<i>R.</i>			
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INITIALS

July 28, 2011

PAGE 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS: 22603 64 Ave *Principal Residence* Langley V2Y 2N8

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<i>R.</i>		
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		<i>R.</i>		

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

1A - Some fences may not be exactly on property line either way.

- Informal shared trail arrangement with neighbour. for front near back

1I - Hayfuel in paddocks

1K - uncapped pipe near south/west corner of old barn

3G - not aware, but is older house so buyer should check out

3K - water in lower basement under extreme weather conditions

3L - Deck Leaks + ONE MAY WANT TO REPLACE flooring in bsmt due to damage from previous water infiltration

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

M. L. Robinson

SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____. The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling agencies or their representatives warrant or guarantee the information provided about the Premises.

22603 64
JULY 28/2011 Principal Reading

Page 4 of 4

Additional Comments or Explanation continued.

3M minor drip happens depending on wind direction
where stove in great room/living room goes through ceiling ^{attic} roof.

SELLER DISCLOSES THAT THERE IS AN OLD UNUSED SEPTIC TANK BURIED
BEHIND THE HOUSE.





PROPERTY DISCLOSURE STATEMENT RURAL PREMISES—ADDENDUM LAND AND BUILDING

PAGE 1 of 2 PAGES



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: July 28, 2011

The following is a statement made by the seller concerning the premises located at:

ADDRESS: 22603 64 Ave

Langley

V2Y 2N8

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "do not know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. DESCRIPTION - This property disclosure statement is in respect of: <u>arena/barn, older barn, blue equipment/manure building</u> (describe one building ONLY, the "Building")	YES	NO	DO NOT KNOW	DOES NOT APPLY
2. SERVICES				
A. Indicate the water system(s) the Building uses: Municipal ☐ Community ☐ Private ☐ Well ☒ Not Connected ☐ Other _____				
B. Are you aware of any problems with the water system?	~~SR~~	SR	~~SR~~	
C. Are records available regarding the quantity and quality of the water available?		SR		
D. Indicate the sanitary sewer system the Building is connected to: Municipal ☐ Community ☐ Septic ☒ Lagoon ☐ Not Connected ☐ Other <u>arena only</u>				
E. Are you aware of any problems with the sanitary sewer system?		SR	~~SR~~	~~SR~~
F. Are there any current service contracts (i.e., septic removal or maintenance)?		SR	~~SR~~	~~SR~~
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				SR
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?		SR		
B. To the best of your knowledge, is the ceiling insulated?		SR		
C. To the best of your knowledge, has the Building ever contained any asbestos products?		SR		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	SR		SR	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				SR
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		SR	~~SR~~	~~SR~~
G. Are you aware of any structural problems with the Building?		SR	~~SR~~	~~SR~~
H. Are you aware of any additions or alterations made in the last sixty days?		SR	~~SR~~	~~SR~~
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		SR	~~SR~~	~~SR~~
J. Are you aware of any problems with the heating and/or central air conditioning system?		SR	~~SR~~	~~SR~~
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		SR	~~SR~~	~~SR~~
L. Are you aware of any damage due to wind, fire or water?		SR	~~SR~~	~~SR~~
M. Are you aware of any roof leakage or unrepaired damage? (Age of roof if known: <u>2</u> years)	SR		~~SR~~	~~SR~~

INITIALS

July 28, 2011

arena bar, older bar, 5111111111

PAGE 2 of 2 PAGES

DATE OF DISCLOSURE

Mcnore Street

ADDRESS: 22603 64 Ave

Langley

V2Y 2N8

3. BUILDING (continued)				
N. Are you aware of any problems with the electrical or gas system?	AR.			
O. Are you aware of any problems with the plumbing system?		AR.		
P. Are you aware of any problems with the swimming pool and/or hot tub?				AR.
Q. Does the Building contain unauthorized accomodation?		AR.		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		AR.		
S. Was this Building constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		AR.		
T. Is this Building covered by home warranty insurance under the Homeowner Protection Act?		AR.		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		AR.		
4. GENERAL				
A. Are you aware if the Building has been used as a marijuana grow operation or to manufacture illegal drugs?		AR.		
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Building?		AR.		

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

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(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

3rd Some arena lights aren't working.

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

3A - Tack Rm is insulated.

3D - Blue Equip/manure storage building has A Permit.

3E - Older Buildings Have had ongoing maintenance done & often without permit.

3M - Primarily in Arena Bar & older bar.

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M. L. Robinson

SELLER(S)

SELLER(S)

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BUYER(S)

BUYER(S)

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BC1009 REV. APR 10

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WEBForms™ May/2010



FRASER VALLEY REAL ESTATE BOARD LAND TITLE SEARCH RESULT

FROM: Fraser Valley Real Estate Board

15463 104th Avenue

Surrey, British Columbia

V3T 4W4

Telephone: (604) 930-7600

Facsimile: (604) 588-0325

Requested by: MLS Department

Transmitted on: Tuesday, August 2, 2011

Page Count: 3 (including this page)

Transaction: 29143-0014

Search Date: 2011-08-02 14:35:02

Your Reference: Douglas Mitten

MLS: F1119482

Prudential Power Play Realty

(O): 604-533-3231, (F): 604-533-7288

Route: E090

Search Details

Sub-area: 22

Property Type: RED

PID: 004-187-814

Property Owner: Robert C. Robinson & Marjorie L

Civic Address: 22603 64 AV, MUNICIPALITY OF LANGLEY

Legal Description: PL 1239 LT 4 DL 303 LD 36

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

NEW WESTMINSTER LAND TITLE OFFICE

TITLE NO: CA2109820
FROM TITLE NO: BB3539

APPLICATION FOR REGISTRATION RECEIVED ON: 21 JULY, 2011
ENTERED: 27 JULY, 2011

REGISTERED OWNER IN FEE SIMPLE:

MARJORIE LYNN ROBINSON, BUSINESSWOMAN
22603 - 64TH AVENUE
LANGLEY, BC
V3A 6H4

ROBERT CHRISTOPHER ROBINSON, AIRCRAFT MAINTENANCE
10620 BROMFIELD PL
RICHMOND, BC
V7A 4H9

TAXATION AUTHORITY:
MUNICIPALITY OF LANGLEY

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 004-187-814
LOT 4 DISTRICT LOT 303 GROUP 2 NEW WESTMINSTER DISTRICT
PLAN 1239

LEGAL NOTATIONS:

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 26
DEPOSITED JULY 30TH, 1974.

ZONING REGULATION AND PLAN UNDER
THE AERONAUTICS ACT (CANADA)
FILED 31.3.1976 UNDER NO. M26464
PLAN NO. 49871

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS:
004-187-814

CA2126059

MORTGAGE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 004-187-814

SHORT LEGAL DESCRIPTION: S/1239/////4

MARG:

TAXATION AUTHORITY:

1 MUNICIPALITY OF LANGLEY

FULL LEGAL DESCRIPTION: CURRENT

LOT 4 DISTRICT LOT 303 GROUP 2 NEW WESTMINSTER DISTRICT
PLAN 1239

MISCELLANEOUS NOTES:

AFB/IFB: MN: N PE: 1 SL: 1 TI: 1