For Multi-Picture Tour Go To:

www.mitten-realty-services.com



20526 50A Ave, Langley **$359,800.00**

AFFORDABLE ONE LEVEL LIVING IN STYLE

Tastefully Updated & Attractive Atrium With Hot Tub

6055 Sq. Ft. Lot Backing Onto Greenbelt - Great Investment Opportunity

Attractive 1140 square foot, three bedroom rancher with updating on 6055 square foot lot backing onto greenbelt. Entertaining is easy in the spacious living room. Gorgeous updated maple kitchen with newer black and stainless appliances and spacious eating area. Three bedrooms including master bedroom with two piece ensuite. Updated doors. Spectacular atrium with relaxing hot tub. (Atrium is not included in floor area of house), 16’ x 10' shed with power and 8' x 8' shed with power. Fenced rear yard backing onto greenbelt provides complete privacy in the rear yard.

Rented at $1300 per month this super property would make a great investment opportunity for the discerning investor.

Affordable and attractive, updated rancher with gorgeous updated maple kitchen and spectacular atrium with hot tub on lot backing onto greenbelt is an absolute must see. One level living at its finest.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

604-533-3231

Main Level: 1140 Square Feet

Living Room – 17' x 14.5' – Entertain with style in the spacious living room.



Kitchen - 16' x 11' – Gorgeous updated kitchen with attractive maple cabinets, black and stainless appliances and spacious eating area.





Master Bedroom – 11.5' x 11' – Spacious master with **two piece ensuite** & door to hot tub door.



Bedroom - 10' x 9.5'

Bedroom - 10' x 9.5'

Bathroom - 4 Piece



2 Piece Ensuite

Laundry - 9’ x 6’

Atrium – 16’ x 12





- **Attractive 1140 Square Foot, Three Bedroom Rancher With Updating On 6055 Square Foot Lot Backing Onto Greenbelt.**
- **Entertaining Is Easy In The Spacious Living Room.**
- **Gorgeous Updated Maple Kitchen With Newer Black And Stainless Appliances And Spacious Eating Area.**



- ★ **Three Bedrooms Including Master Bedroom With Two Piece Ensuite.**
- ★ **Spectacular Atrium With Relaxing Hot Tub. (Atrium Is Not Included In Floor Area Of House).**
- ★ **16' X 10' Shed With Power And 8' X 8' Shed With Power.**
- ★ **Fenced Rear Yard Backing Onto Greenbelt Provides Complete Privacy In The Rear Yard.**





- ★ **Affordable And Attractive, Updated Rancher With Gorgeous Updated Maple Kitchen And Spectacular Atrium With Hot Tub On Lot Backing Onto Greenbelt Is An Absolute Must See. One Level Living At Its Finest.**
- ★ **Taxes - $3,147.74**
- ★ **Currently Rented At $1,300 Per Month – This Is A Great Investment For The Discerning Investor.**

<u>Lot</u>: 45’ x 106’ x 100’ x 75’ – 6055 Sq. Ft.

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

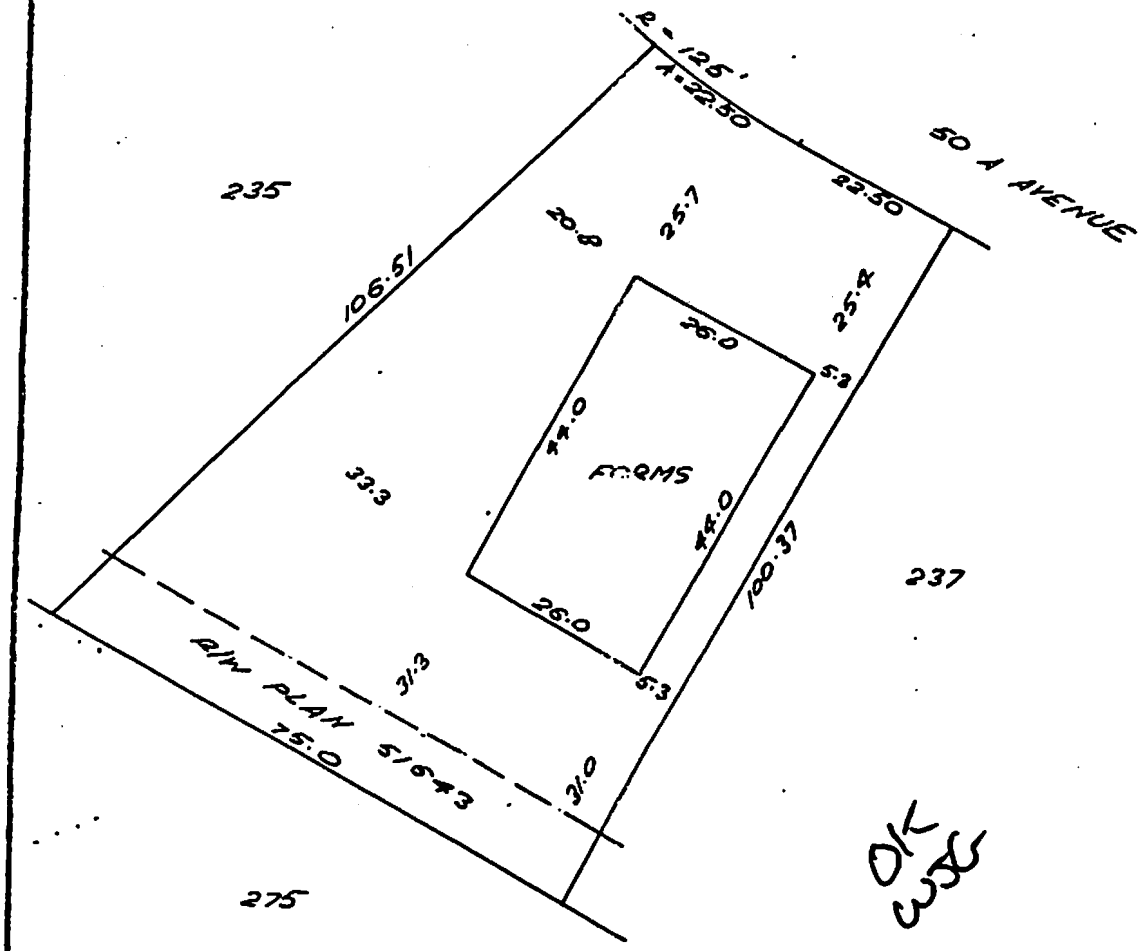
604-533-3231

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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SURVEY CERTIFICATE COVERING
LOT 236
D.L.'S 36 AND 304, G.P.2,
PLAN 51644
NWD

Scale: 1 inch = 20 feet

THE DIMENSIONS SHOWN ON THIS CERTIFICATE ARE NOT TO BE USED TO DEFINE BOUNDARIES.



OK
WSC

CIVIC ADDRESS:
20526 50A AVE.,
LANGLEY, B.C.

CERTIFIED CORRECT

D. Dyck, B.C.L.S.

Dated this 26 day of SEPT. 1977

CAMERON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
113-9547 152nd St.
SURREY, B.C.
FILE 77-S-1339

20526 50a aerial



CITY OF LANGLEY

Legend

- Fire Hydrants

Water Mains

- Active Main
- Abandoned
- Railway

Road Names

- Watercourses
- City Boundary
- Parcels
- Parks and Public Space

2007 Air Photo.sid

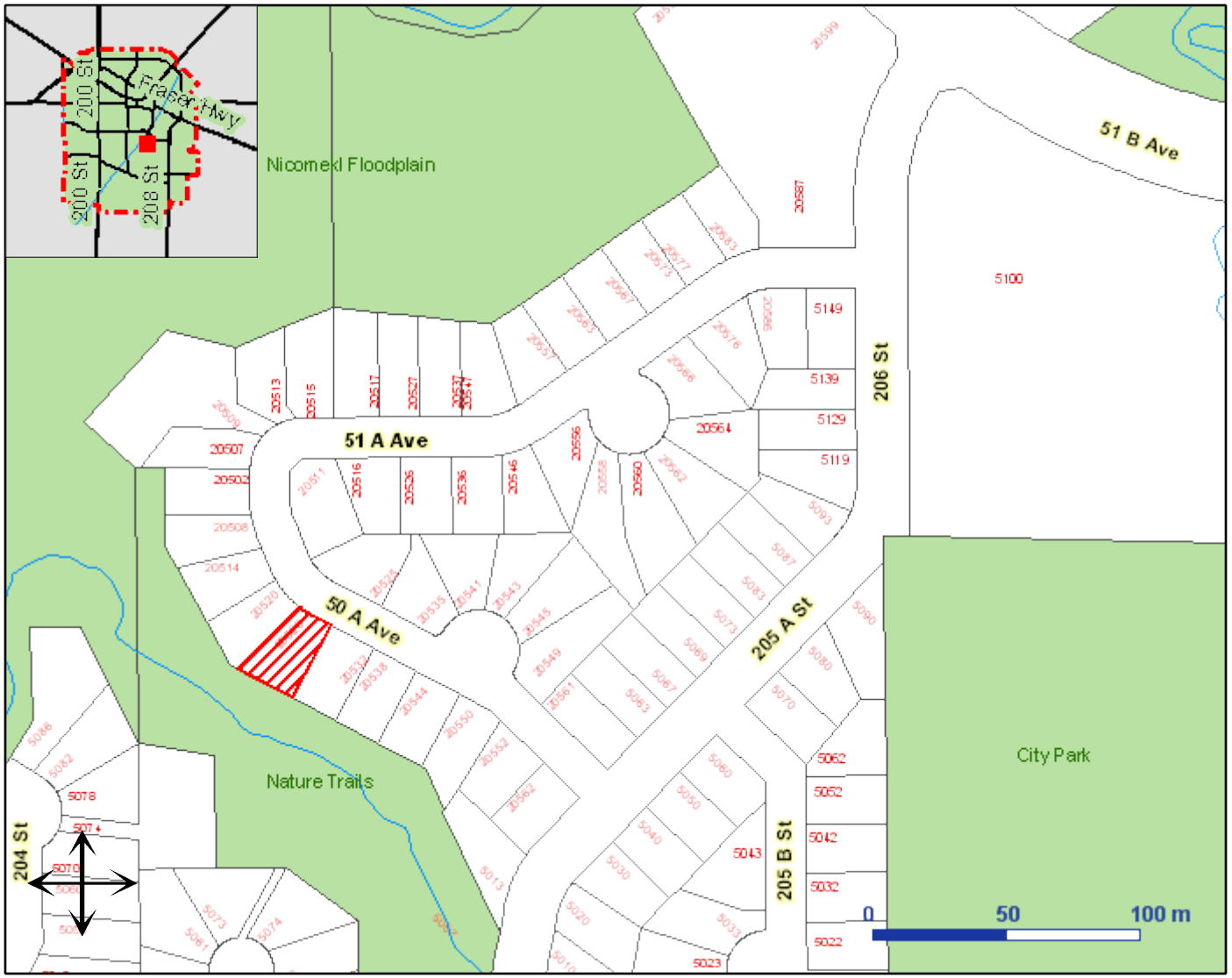
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Please be advised that the City of Langley does not guarantee the accuracy or completeness of the information. The City is not responsible for errors, or omisions or costs incurred as a result of the information. The responsibility for use of the information rests solely on the recipient of the information.

Scale 1:313

28 April 2010, 22:34

20526 50a



CITY OF LANGLEY

Legend

- Railway
- Road Names
- Watercourses
- City Boundary
- Parcels
- Parks and Public Space

Please be advised that the City of Langley does not guarantee the accuracy or completeness of the information. The City is not responsible for errors, or omisions or costs incurred as a result of the information. The responsibility for use of the information rests solely on the recipient of the information.

Scale 1:2500

28 April 2010, 22:28

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BW552289
FROM TITLE NO: BM292238

APPLICATION FOR REGISTRATION RECEIVED ON: 06 DECEMBER, 2004
ENTERED: 16 DECEMBER, 2004

REGISTERED OWNER IN FEE SIMPLE:

TAXATION AUTHORITY:
CITY OF LANGLEY

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 005-113-938
LOT 236 DISTRICT LOT 304 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 52928

LEGAL NOTATIONS:

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA)
FILED 31.03.1976 UNDER NO. M26464 PLAN NO. 49871

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

STATUTORY RIGHT-OF-WAY
M124345 1976-12-30 12:48
REGISTERED OWNER OF CHARGE:
CITY OF LANGLEY
M124345
REMARKS: PART PLAN 51643
INTER ALIA
ASSIGNED TO BH307220

COVENANT
N74580 1977-07-21 14:42
REGISTERED OWNER OF CHARGE:
CITY OF LANGLEY
N74580
REMARKS: L.T.A. SECTION 215

INTER ALIA

STATUTORY RIGHT OF WAY
N81039 1977-08-04 13:53
REGISTERED OWNER OF CHARGE:
CITY OF LANGLEY
N81039
REMARKS: PART PLAN 53010
INTER ALIA

STATUTORY RIGHT OF WAY
BH307220 1994-08-18 13:33
REGISTERED OWNER OF CHARGE:
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT
BH307220
REMARKS: ASSIGNMENT OF STATUTORY RIGHT OF WAY M124345
RECEIVED 30/12/1976 @ 12:48
PLAN 51643
INTER ALIA

MORTGAGE
BW552290 2004-12-06 13:33
REGISTERED OWNER OF CHARGE:
COAST CAPITAL SAVINGS CREDIT UNION
BW552290

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***
PARCEL IDENTIFIER (PID): 005-113-938

SHORT LEGAL DESCRIPTION:S/52928/////236
MARG:*
TAXATION AUTHORITY:
1 CITY OF LANGLEY

FULL LEGAL DESCRIPTION: CURRENT
LOT 236 DISTRICT LOT 304 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 52928

MISCELLANEOUS NOTES:

PP P13403
SRW PLAN 51643
SRW PLAN 53010

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

Prudential Power Play Realty

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Date of disclosure: April 23, 2010

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 20526 50A Avenue, Langley, V3A 6Z2 **(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. LAND	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		CA		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		CA		
C. Is there a survey certificate available?	CA			
D. Are you aware of any current or pending local improvement levies/charges?		CA		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		CA		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ☒ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other CITY				
B. Are you aware of any problems with the water system?		CA		
C. Are records available regarding the quantity and quality of the water available?	CA			
D. Indicate the sanitary sewer system the Premises are connected to: Municipal ☒ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other CITY				
E. Are you aware of any problems with the sanitary sewer system?		CA		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		CA		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	CA			
B. To the best of your knowledge, is the ceiling insulated?	CA			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		CA		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	CA			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			CA	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		CA		
G. Are you aware of any structural problems with any of the buildings?		CA		
H. Are you aware of any additions or alterations made in the last sixty days?		CA		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?	CA			

CA			

INITIALS

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ADDRESS/BARE-LAND STRATA LOT #: 20526 50A Avenue, Langley, V3A 6Z2

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		CA		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		CA		
L. Are you aware of any damage due to wind, fire or water?		CA		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		CA		
N. Are you aware of any problems with the electrical or gas system?		CA		
O. Are you aware of any problems with the plumbing system?		CA		
P. Are you aware of any problems with the swimming pool and/or hot tub?		CA		
Q. Do the Premises contain unauthorized accommodation?		CA		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		CA		
S. Were these Premises 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.)		CA		
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?		CA		
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? _____		CA		
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		CA		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		CA		

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

CA | | | | INITIALS

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ADDRESS/BARE-LAND STRATA LOT #: 20526 50A Avenue, Langley, V3A 6Z2

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

3E - FIREPLACE DOES NOT WORK

3I - ATRIUM/HOT TUB/SHEDS/ENSUITE ~~ELECTRICAL~~ were done without permit CS

+

4B

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 property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

V [signature] [signature]

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.

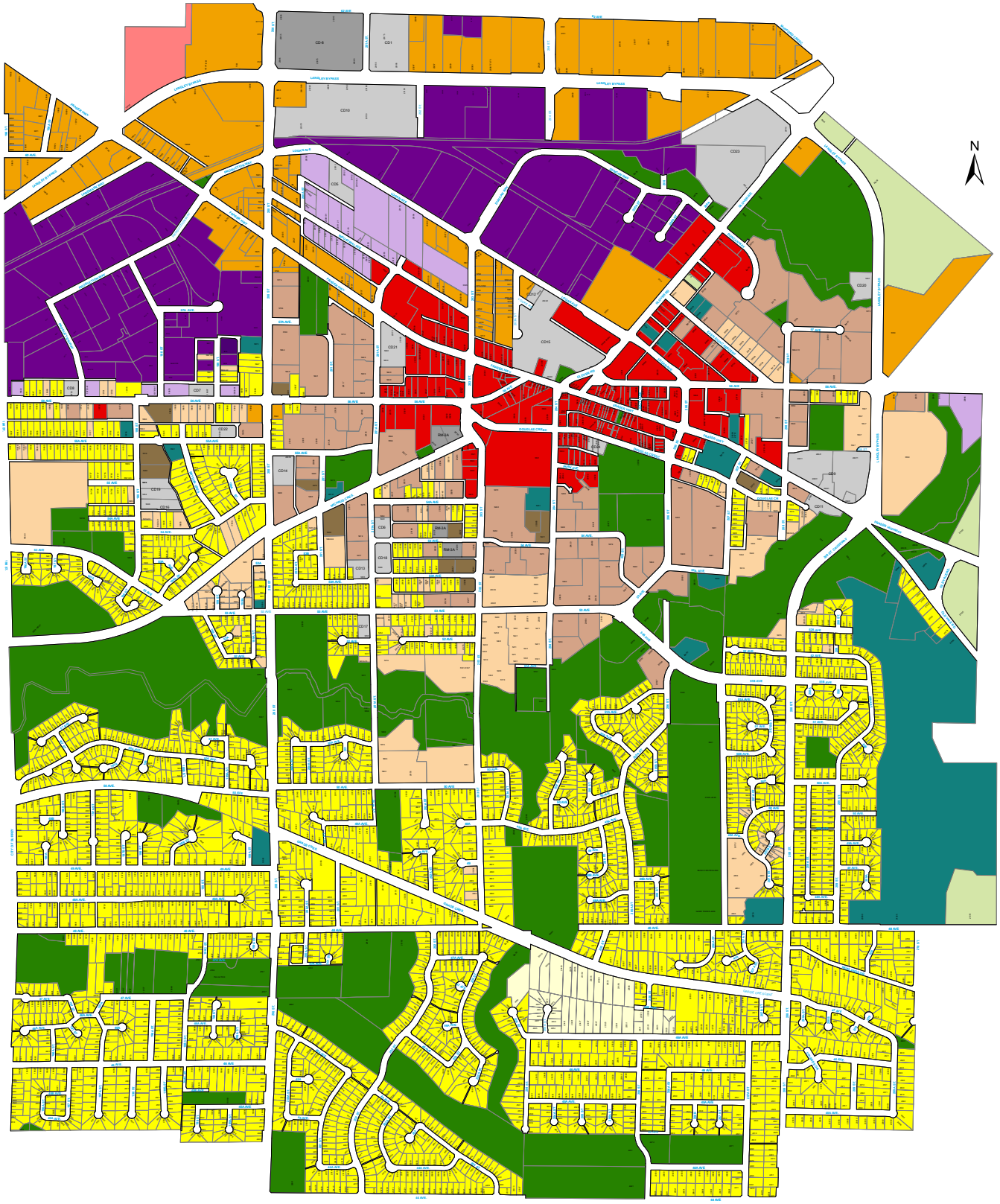
BUYER(S) **BUYER(S)**

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

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CITY OF LANGLEY
ZONING BYLAW, 1996, NO. 2100
SCHEDULE "A"



Legend

- RS1 Single Family Residential Zone
- RS2 Estate Residential Zone
- RM1 Multiple Residential Low Density Zone
- RM2 Multiple Residential Medium Density Zone
- RM3 Multiple Residential High Density Zone
- C1 Downtown Commercial Zone
- C2 Service Commercial Zone
- C3 Specific Commercial Zone
- P1 Public Institutional/Recreation Zone
- P2 Private Institutional/Recreation Zone
- I1 Light Industrial Zone
- I2 Service Industrial Zone
- I3 Special Industrial Zone
- A1 Agricultural Zone
- CD Comprehensive Development Zone
- Bylaw 950 Zone

THE PLACE TO BE

Note:

In addition to the indicated zoning designations, some properties in the City of Langley may also be subject to Land Use Contracts. For further information on Land Use Contracts, please consult with Development Services Department staff.

1:4,000

Prepared by:
Development Services Department
Date of Last Revision: November 3, 2009

CITY OF LANGLEY

PART II – RESIDENTIAL ZONES

A. RS1 SINGLE FAMILY RESIDENTIAL ZONE

1. Intent

This Zone is intended to accommodate and regulate the development of single family housing on small *Suburban Residential* lots.

2. Permitted Uses

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

(a) *Single Family Residential*.

(~~b~~) ~~*Accessory uses* limited to a *Home Occupation*.~~ (Bylaw 2644, Dec. 4/06)

(b) *Accessory Uses* limited to *Home Occupation* and *Secondary Suite*. (Bylaw 2644, Dec. 4/06)

(c) *Private Care Facility.* (Bylaw 2180, July 7/97)

3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

Minimum	
Lot Size	***Lot Width***
557 m^2 [5,995.69 ft^2]	16.0 m [52.49 ft]

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	1 plus 1 *Secondary Suite*	~~10.0 m~~ 9.0 m ~~[32.81 ft]~~ [29.53ft]
Accessory Buildings and Structures	n/a	4.6 m [15.09 ft]

(Bylaw No. 2639, Oct. 2/06) & (Bylaw 2644, Dec. 4/06)

5. Lot Coverage

All buildings and structures combined shall not cover more than thirty-three (33) percent of the lot area.

PART II – RESIDENTIAL ZONES

6. Siting of Buildings and Structures

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	7.5 m [24.61 ft]	7.5 m [24.61 ft]	1.5 m [4.92 ft]	4.5 m [14.76 ft]
Accessory Buildings and Structures	7.5 m [24.61 ft]	1.5 m [4.92 ft]	1.5 m [4.92 ft]	4.5 m [14.76 ft]

7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

8. Landscaping

Not applicable to this Zone.

9. Special Regulations

Not applicable to this Zone.

10. Other Regulations

In addition, land use regulations including the following are applicable:

(a) General provisions on use are set out in Section I.D. of this Bylaw.

(b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw and the Development Cost Charge Bylaw.

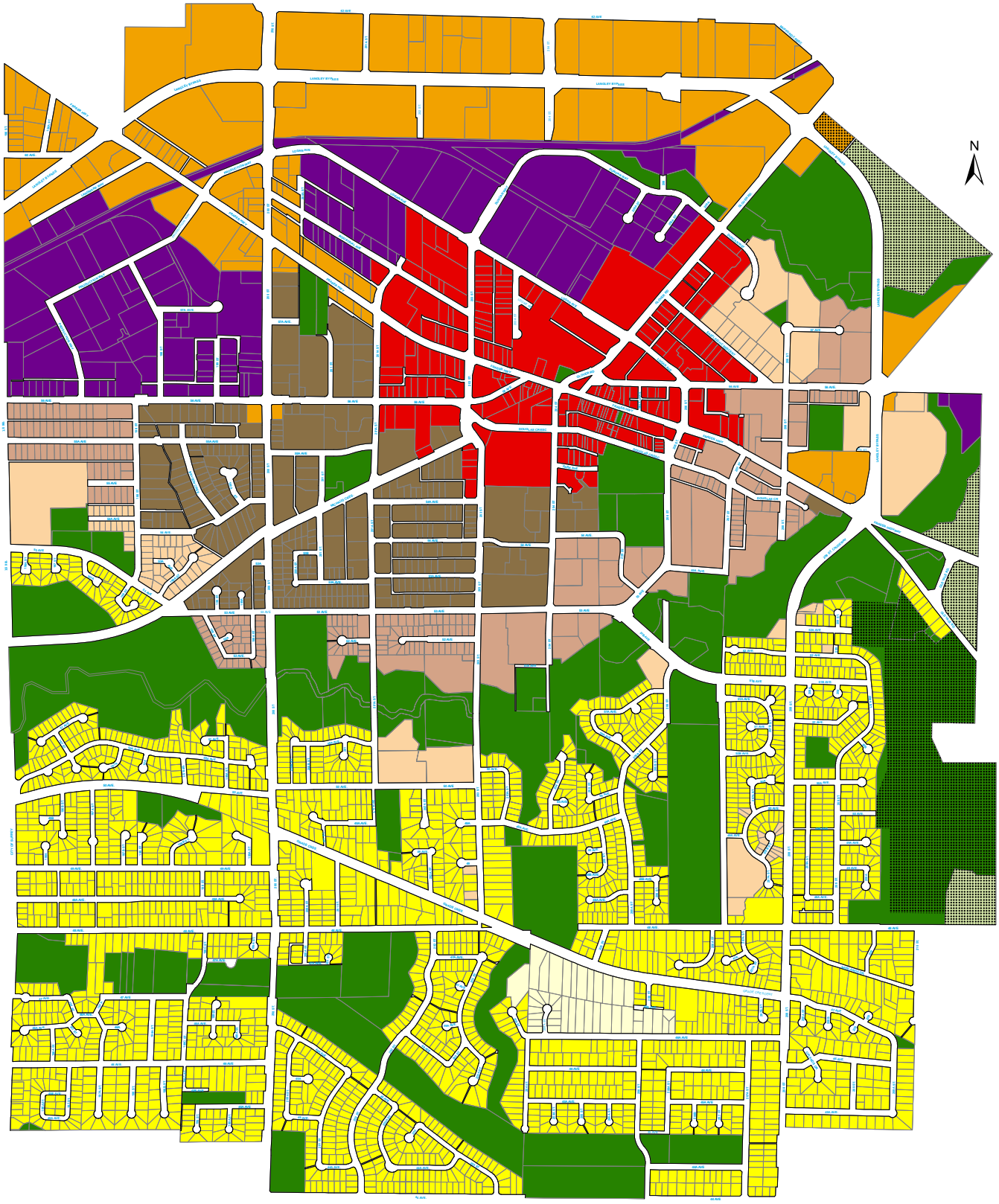
(c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.

(d) Development Permits may be required in accordance with the *Official Community Plan*.

(e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

(f) *Secondary Suites* shall comply with Section I.D.4.(c) of this Bylaw. (Bylaw 2644, Dec. 4/06)

CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP



Adopted April 24, 2006

Map Amendments:

Bylaw No. 2699 - February 25, 2008
Bylaw No. 2755 - November 2, 2009

Legend

- Estate Residential
- Urban Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Downtown Commercial
- Service Commercial
- Industrial
- Institutional
- Agricultural
- Agricultural Land Reserve

1:4,000

Prepared by:
Development Services Department