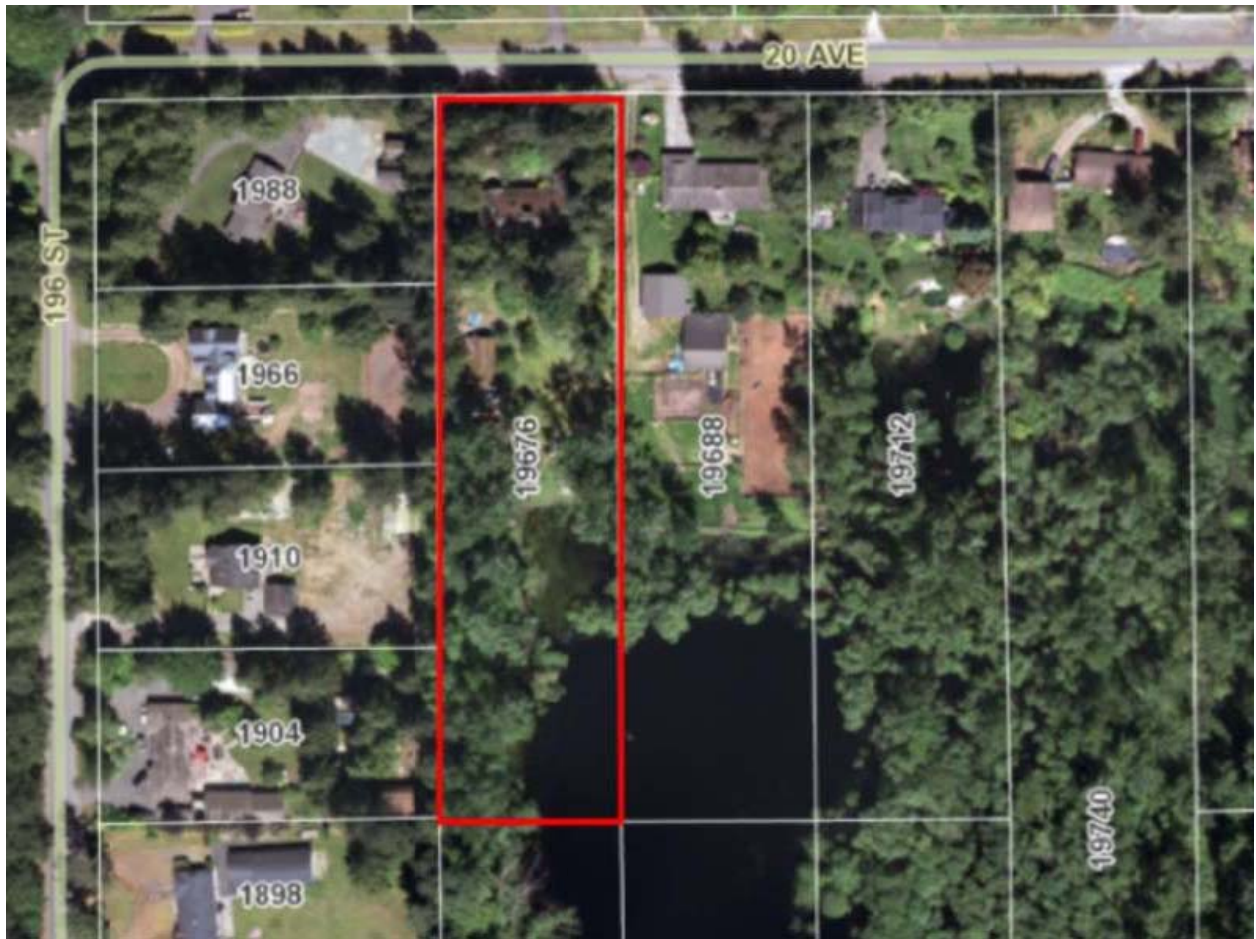


For Multi-Picture Tours Go To:
www.mitten-realty-services.com



19676 20 Avenue, Langley

\$1,898,800.00

**5700 Square Foot Home On 2.39 Acre Property
Designated Single Family 2 In The Brookwood/Fernridge OCP**

Investors and families. Very spacious family home on 2.39 acres designated SF2 in the OCP. This 5700 square foot home requires significant updating but at this price there is a super opportunity to update to your tastes and hold until it is ready to develop or rent and hold. Either way this super property is a terrific opportunity for Buyers and Investors who recognize a great investment. A must see !

Doug, Bonnie or David Mitten



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.

Features Of This Property

Main Level: 2,312 SQUARE FEET.

Entrance Hall: 12'2 x 9'1 - With two story ceiling.

Living Room: 21'4 x 17'10- With vaulted ceiling and floor to ceiling stone fireplace.

Dining Room: 16'3 x 13'9

Kitchen: 20'1 x 15'3- Spacious island kitchen with eating area.

Family Room: 18'1 x 15'6 –Casual entertaining is easy in the family room with fireplace.

Master Bedroom: 15'3 x 15'2 – With walk-in closet and 4 piece ensuite (toilet is leaking).

2 Piece Bath

Laundry: 7' x 6'

Upper Level: 1,076 SQUARE FEET.

Bedroom: 18'x 15'6

Bedroom: 14'8 x 13'11

Bedroom: 10'9 x 9'6

4 Piece Bathroom

Basement: 2,312 SQUARE FEET.

Recreation Room: 36'6x 15'10

Bedroom: 13'4 x 10'11

Bedroom: 20' x 11'8

LOT: 2.39 Acres. – 165' x 631.55'

FEATURES OF THIS FINE HOME:

☞ **2.39 Acres Designated Single Family 2 In The Brookwood/Fernridge OCP. This Designation Accommodates Single Family Residential With A Minimum Lot Size of 10,000 Square Feet.**

☞ **In Respect Of The Single Family 2 Designation The OCP States:**

“To support the application of residential cluster development (see Section 3.4 of the OCP) and the retention of significant trees, tree stands, and other natural features, the Single Family 2 designation provides for the consideration of single family dwellings with a lot size between 7,000 Sq. Ft. & 10,000 Sq. Ft. to be determined through more detailed neighborhood planning. Single family dwellings with a lot size between 650 m2 (7,000 ft2) and 930 m2 (10,000 ft2) may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4) and other regulatory mechanisms, subject to more detailed neighborhood planning and Council’s consideration at time of development.”

19676 20 Avenue, Langley, B.C.



Doug, Bonnie & David Mitten

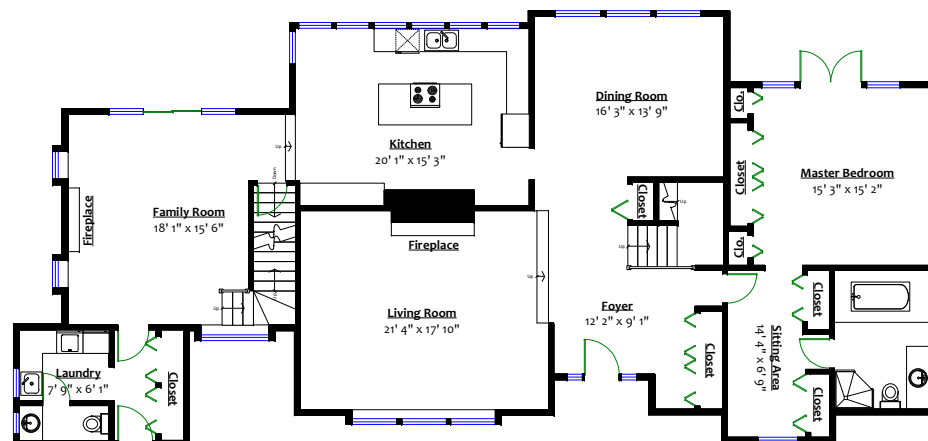
604.290.5480

dbmitten@mitten-realty-services.com

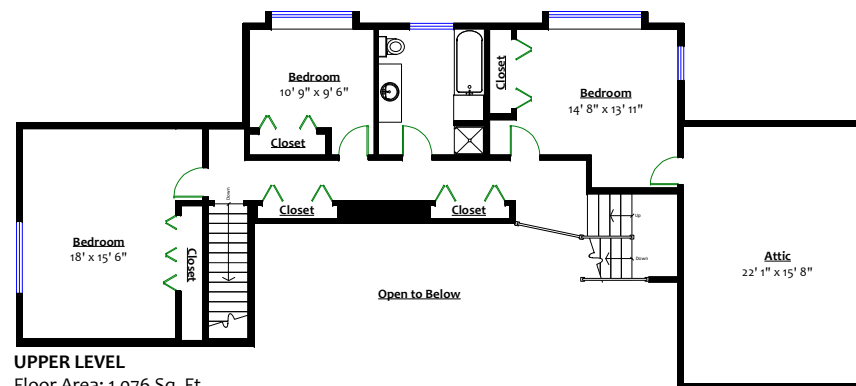
Totals**

Main Level: 2,312 sq. ft.
Upper Level: 1,076 sq. ft.
Lower Level: 629 sq. ft.
Total (fin.): 4,017 sq. ft.
Lower Level (UF): 1,685 sq. ft.
Grand Total: 5,702 sq. ft.

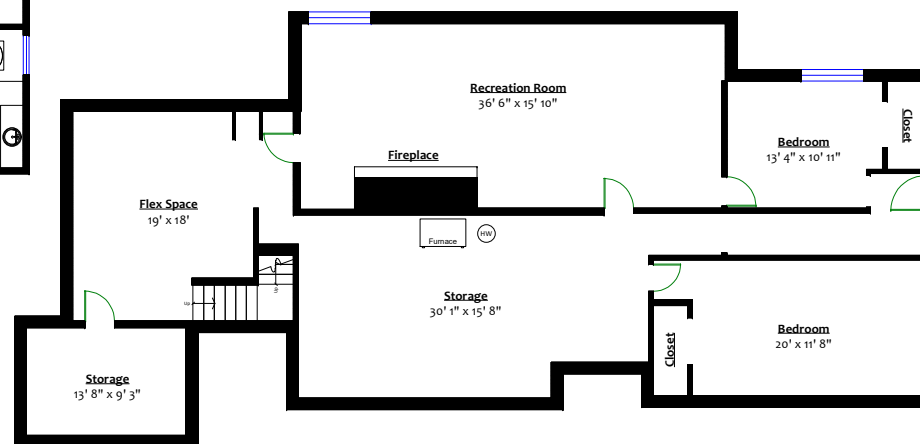
Attic: 377 sq. ft.



MAIN LEVEL
Floor Area: 2,312 Sq. Ft.

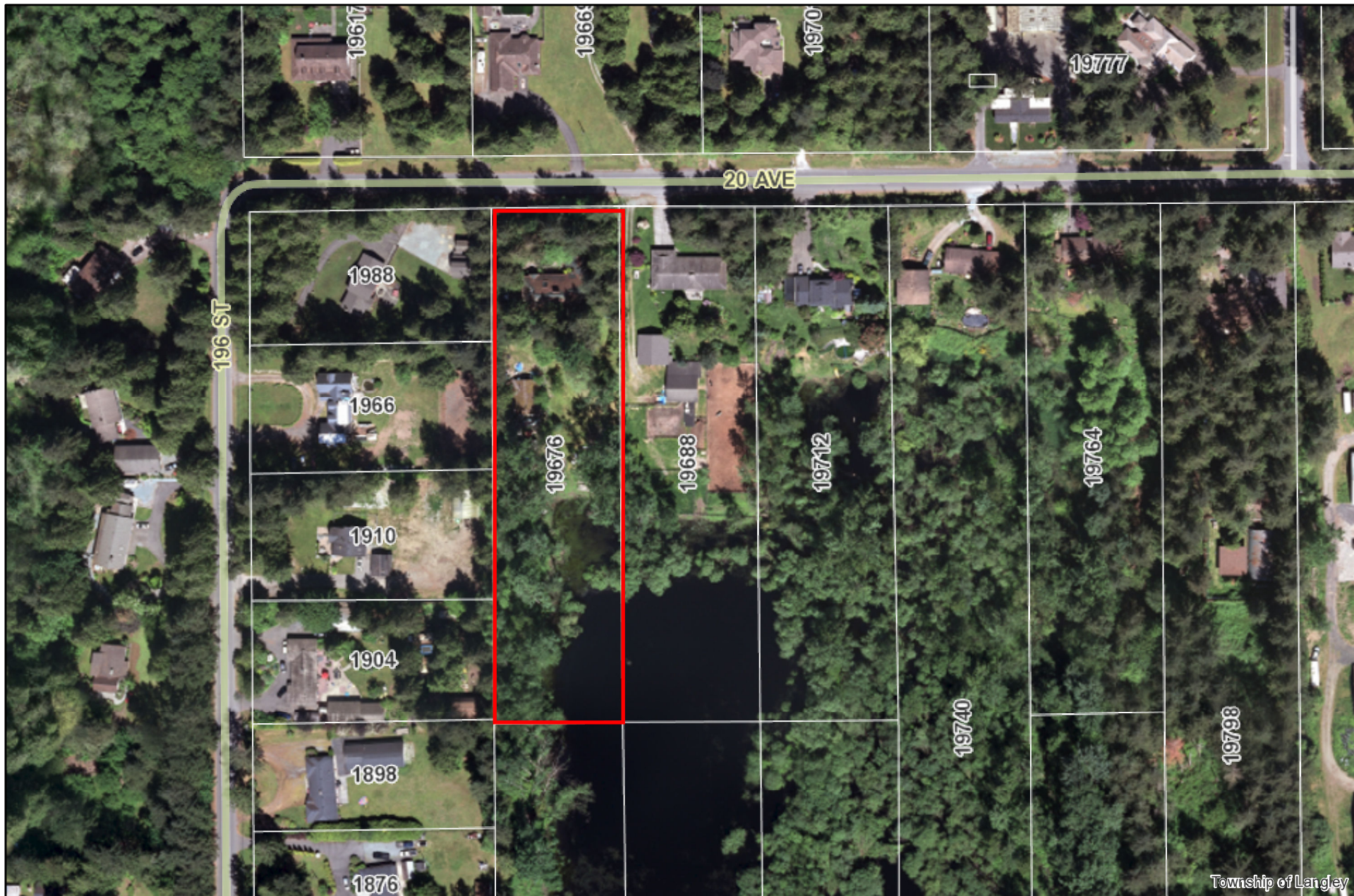


UPPER LEVEL
Floor Area: 1,076 Sq. Ft.



LOWER LEVEL
Finished Floor Area: 629 Sq. Ft.
Unfinished Floor Area: 1,685 Sq. Ft.





Township of
Langley
BC

Est. 1873

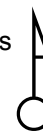
Geosource Map

Map printed on: Wednesday, October 17, 2018

Township of Langley

0 40 80 160 Meters

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.



Geosource Map



Est. 1873

Township of
Langley
BC

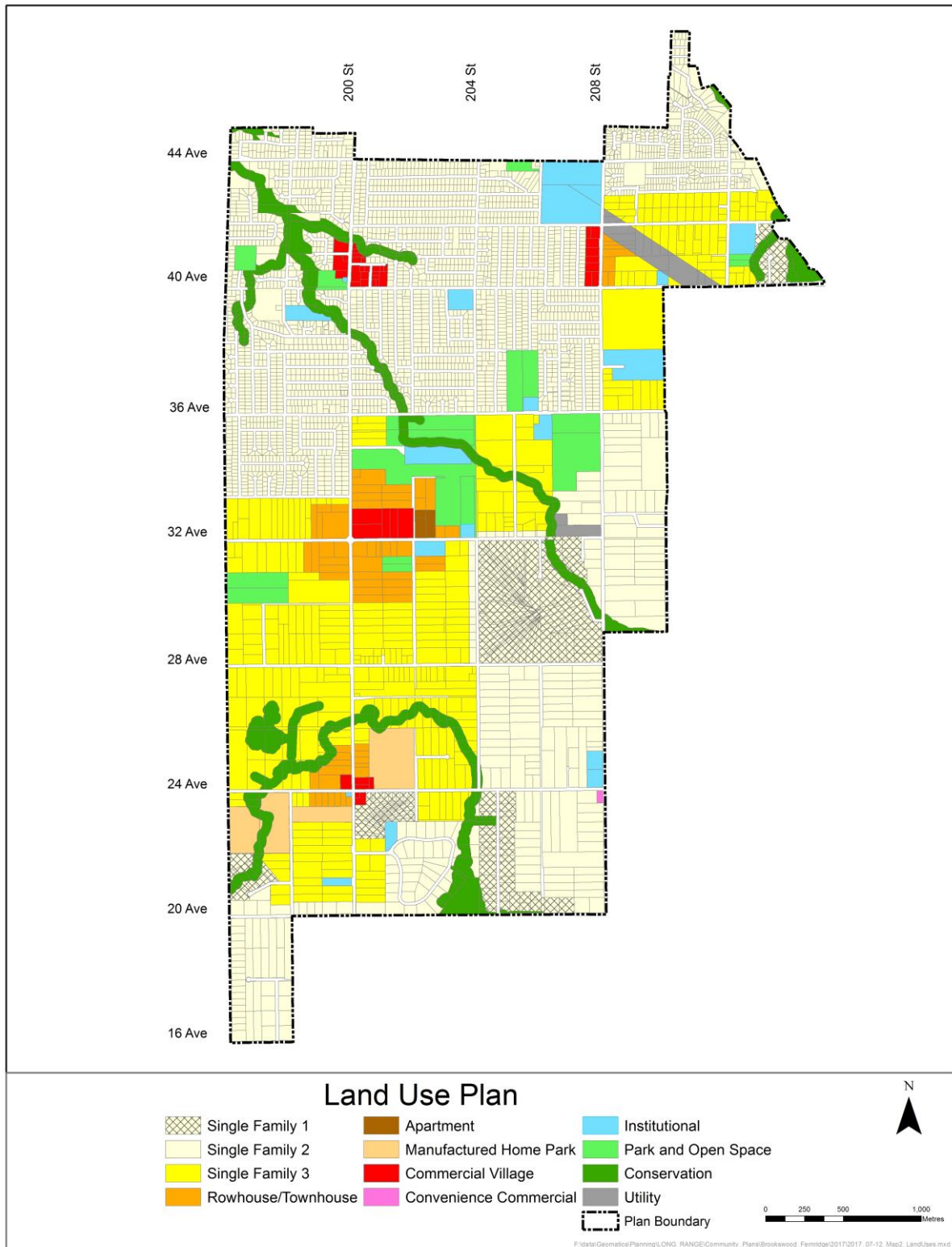
0 20 40 80 Meters

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Map printed on: Wednesday, October 17, 2018 Township of Langley



Map 2 – Land Use Plan



4.2 SINGLE FAMILY 1

The Single Family 1 land use designation accommodates single family dwellings with a minimum lot size of 0.8 hectares (2 acres), except for the area along 204A Street between 20 and 24 Avenues where a minimum lot size of 3,716 m² (0.9 acre) may be considered, and the properties with frontage on 208 Street north of 28 Avenue where limited infill subdivision may be considered. The intent of these policies is to ensure that larger lot, low-density single family housing is provided for lands that are encumbered by steep ravines and escarpments, lake-front habitats, and equestrian supportive properties adjacent to the Campbell Valley Regional Park.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 0.8 hectares (2 acres) within areas designated Single Family 1.
2. Permit the area along 204A Street between 20 and 24 Avenues to be used as single family dwellings on a minimum lot size of 3,716 m² (0.36 hectare or 0.9 acre), despite Policy #1 of this subsection.
3. Consider infill subdivision of properties with frontage on 208 Street north of 28 Avenue subject to:
 - a. each new lot having a minimum useable area (e.g. land area beyond the natural boundary of the lake) of 2,000 m² (0.2 hectare or 0.5 acre)
 - b. each new lot having a minimum frontage of 45 metres (148 feet)
 - c. no increase in the number of lots with access to the lake
 - d. no increase in individual lot access to 208 Street

4.3 SINGLE FAMILY 2

The Single Family 2 designation accommodates single family dwellings with a minimum lot size of 930 m² (10,000 ft²), except for the area that is both east of 208 Street and north of 43 Avenue where a minimum lot size of 650 m² (7,000 ft²) may be considered. To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands, and other natural features, the Single Family 2 designation provides for the consideration of single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4) and other regulatory mechanisms, subject to more detailed neighbourhood planning and Council's consideration at time of development.

These policies are intended to ensure large- and medium-sized lot, single family housing for lands furthest away from the centres, and to encourage the retention of significant trees and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 930 m² (10,000 ft²) within areas designated Single Family 2.
2. Permit the area that is both east of 208 Street and north of 43 Avenue to be used as single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policy #1 of this subsection.
3. Consider a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) through more detailed neighbourhood plans where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4). The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 930 m² (10,000 ft²) will be considered and policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 930 m² (10,000 ft²). For clarity, 650 m² (7,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 650 m² (7,000 ft²) and 930 m² (10,000 ft²).
4. Require single family lots that are directly across a street from lands designated Single Family 1 to maintain a minimum lot size of 930 m² (10,000 ft²), despite Policy #3 of this subsection.
5. Where land is being protected for conservation (including tree stands), open space, and/or urban-rural edge buffer purposes, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may be considered, subject to no more than 10% of the total land area being less than 930 m² (10,000 ft²) per neighbourhood.

4.4 SINGLE FAMILY 3

The Single Family 3 designation accommodates single family dwellings with a minimum lot size of 650 m² (7,000 ft²). To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands, and other natural features, to provide a range of housing types, and to facilitate appropriate transitions between different land uses and densities, the Single Family 3 designation provides for the consideration of smaller lots and other complementary dwelling types, to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 464.5 m² (5,000 ft²) and 650 m² (7,000 ft²), manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. For clarity, the range of lot sizes and housing types described in this Section may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4), along arterial and collector roads, and within a community or neighbourhood centre, as shown on Map 1. Other regulatory mechanisms will be explored subject to more detailed neighbourhood planning and Council's consideration at time of development.

The purpose of these policies is to guide medium- and small-lot, single family housing and other complementary residential types in walkable neighbourhoods that are within or adjacent to centres and to encourage the retention of significant trees, tree stands and other natural features through residential cluster development.