Langley, Langley City

20225 - 20227 52ND AV, V3A 3T5

MLS # F1007585

Multifamily

Active



List Price:	$549,800	Days on Mkt:	79
List Date:	20-Mar-10	Expiry Date:	31-Aug-10

Subdiv/Complex:

Previous Price:	$589,800	Frontage:	83.000 ft	PID:	006-199-933
Original Price:	$589,800	Front Metric:		Approx Year Blt:	1972
Meas. Type:	Feet	# Rooms:	20	Age at List Date:	38
Depth/Size:	X IRREG	Bedrooms:	8	Type:	DUPLX
Lot SqFt:	9583.000	Beds in Bsmt:	2	Zoning:	RM1
Rear Yard Exp:	N	Beds not in Bsmt:	6	Taxes:	$5,256 (2009)
Rainscreen:		Bathrooms:	4	Tax Incl Utils:	Yes
Bylaw Infractions:	N	Flood Plain:	No	Pad Rental:	
Fixtures Leased:	N				
Fixt Removed:	N				

Style of Home:	Basement Entry			Sprinklers:	No
Construction:	Frame - Wood			Total Parking:	4
Foundation:	Concrete Perimeter			Parking Access:	Lane
Exterior:	Stone, Stucco, Aluminum			Parking Facilities:	Garage; Double
Type of Roof:	Asphalt	R/I Plumbing:	Yes		
Renovations:		Reno Year:		Dist to Public Trans:	CLOSE
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed			Services Connected:	Electricity, Nat.Gas, San.Sewer, Water
Water Supply:	City/Municipal				
Heat/Fuel:	Forced Air, Natural Gas			Possession:	
Number of Fireplaces:	2	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural			Title to Land:	Freehold NonStrata
Property Disclosure:	Y			Mortgage Info:	$0
Outdoor Area:	Balcony(s), Fenced Yard				
View:					

Smoke Detectors:	No				
Covered Parking:	2				
Dist to School Bus:	4 BLKS				

Legal: PL 47446 LT 384 DL 305 LD 36 GROUP 2.
Amenities: None
Features Incl:

Site Influences: Central Location
Outbuildings: / Garage Size: 26X20

Finished Levels:	2	# Bachelor Units:		Income as at:	
Finished Floor Area Main:	2,270	# 1 Bdrm Units:		Annual Income:	
Finished Floor Area Up:	0	# 2 Bdrm Units:		Less Oper. Exp:	
Finished Floor Area Down:	0	# 3 Bdrm Units:		Net Income:	
Fin Floor Area Bsmt:	1,652	# Other Units:			
Total Finished Floor Area:	3,922	Suite:	None		
Unfinished Floor Area:	0	Crawl/Bsmt Height:	8'		
Grand Total Floor Area:	3,922	Basement:	Partly Finished		

Bathrooms

1	4 Piece; Ensuite: N; Level: MN
2	4 Piece; Ensuite: N; Level: MN
3	3 Piece; Ensuite: N; Level: Bsmt
4	3 Piece; Ensuite: N; Level: Bsmt
5	
6	
7	
8	

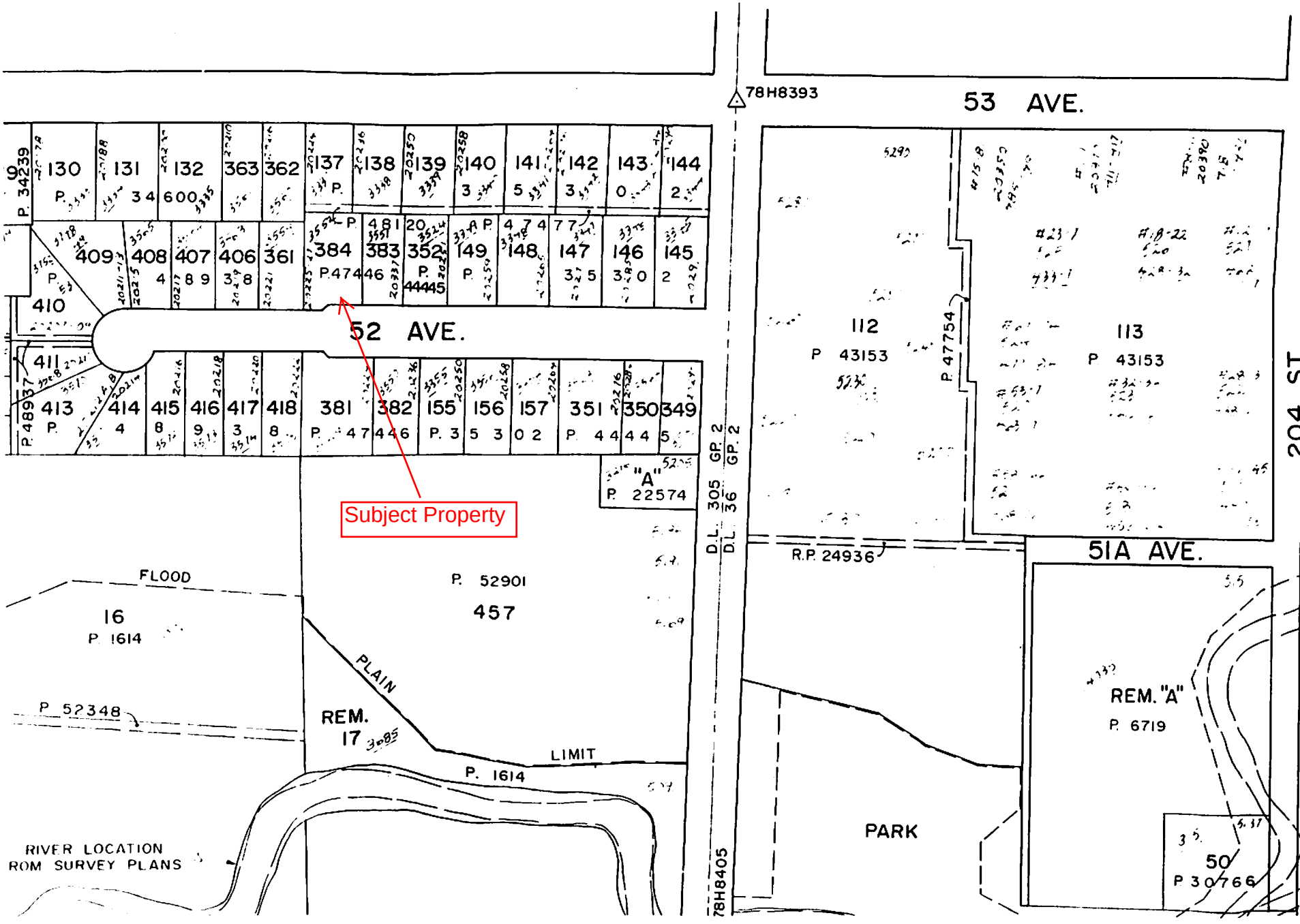
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'9 X 12'9	Main F.	Bedroom	11' X 11'			X
Main F.	Kitchen	19' X 9'5	Main F.	Bedroom	11'8 X 9'			X
Main F.	Dining	9'5 X 9'	Bsmt	Entrance Hall	10'6 X 8'			X
Main F.	Master Bedroom	13'3 X 11'2	Bsmt	Recreation Room	16' X 11'6			X
Main F.	Bedroom	11' X 11'	Bsmt	Bedroom	12' X 11'3			X
Main F.	Bedroom	11'8 X 9'	Bsmt	Laundry	25'6 X 13'			X
Main F.	Living Room	18'9 X 12'9	Bsmt	Entrance Hall	10'6 X 8'			X
Main F.	Kitchen	19' X 9'5	Bsmt	Recreation Room	16' X 11'6			X
Main F.	Dining	9'5 X 9'	Bsmt	Bedroom	12' X 11'3			
Main F.	Master Bedroom	13'3 X 11'2	Bsmt	Laundry	25'6 X 13'			

Listing Broker 1:	Prudential Power Play Realty	604-533-3231	Appointments: DOUG MITTEN
Listing Sales Rep 1:	Douglas Mitten dbmitten@mitten-realty-se	604-882-8384	Appointment Ph: 604-533-3231
Listing Sales Rep 2:			
Listing Broker 2:			Owner: S. Langas-Hull
Selling Broker:			Occupancy: Tenant
Selling Sales Rep:			GST Included: No
Commission:	S-3.22% 1ST 100K/1.15% BAL		

Realtor Remarks:

Super duplex on 0.22 acre lot designated for multi family in the OCP. $2600 per month for both sides. Super opportunity for discerning investor.

The enclosed information while deemed to be correct, is not guaranteed.


78H8393
53 AVE.
52 AVE.
51A AVE.
204 ST.
Subject Property
130
131
132
363
362
137
138
139
140
141
142
143
144
409
408
407
406
361
384
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381
382
155
156
157
351
350
349
"A"
P. 22574
112
P 43153
113
P 43153
P 47754
R.P. 24936
GP. 2
GP. 2
D.L. 305
D.L. 36
P. 52901
457
FLOOD
16
P. 1614
PLAIN
REM.
17
LIMIT
P. 1614
P. 52348
RIVER LOCATION
ROM SURVEY PLANS
78H8405
PARK
REM. "A"
P. 6719
50
P 30766

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, March 23, 2010

Page Count: 3 (including this page)

Transaction: 25061-0018

Search Date: 2010-03-23 11:28:59

Your Reference: Douglas Mitten

MLS: F1007585

Prudential Power Play Realty

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

Route: E090

Search Details

Sub-area: 22

Property Type: MLT

PID: 006-199-933

Property Owner: S. Langas-Hull

Civic Address: 20225 - 20227 52ND AV

Legal Description: PL 47446 LT 384 DL 305 LD 36 GROUP 2.

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: CA1070281
DECLARED VALUE 580000 FROM TITLE NO: BB1057393

APPLICATION FOR REGISTRATION RECEIVED ON: 27 MARCH, 2009
ENTERED: 06 APRIL, 2009

REGISTERED OWNER IN FEE SIMPLE:
SUSAN PATRICIA LANGAS-HULL, REGISTERED NURSE
4610 223A STREET
LANGLEY, BC
V2Z 1M9

TAXATION AUTHORITY:

CITY OF LANGLEY

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 006-199-933
LOT 384 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 47446

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

UNDERSURFACE RIGHTS
92910C
REMARKS: SEE 176133E
INTER ALIA

MORTGAGE
CA1070282 2009-03-27 13:17
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
CA1070282

ASSIGNMENT OF RENTS
CA1070283 2009-03-27 13:17
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
CA1070283

"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): 006-199-933
SHORT LEGAL DESCRIPTION: S/47446/////384
MARG:
MISCELLANEOUS NOTES:

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

Prudential Power Play Realty

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Date of disclosure: March 19, 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 #: 20225 & 20227 52 Avenue, Langley, BC (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?				
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?				
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ✓ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other				
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				
E. Are you aware of any problems with the sanitary sewer system?				
F. Are there any current service contracts: (i.e., septic removal or maintenance)?				
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?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				
F. Are you aware of any infestation or unrepaired damage by insects or rodents?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last sixty days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				

INITIALS

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March 19, 2010 PAGE 2 of 2 PAGES
DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 20225 & 20227 52 Avenue, Langley, BC

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?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
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.)				
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?				
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? _____				
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?				
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?				

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

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March 19, 2010 PAGE 3 of 2 PAGES
DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 20225 & 20227 52 Avenue, Langley, BC

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

Ha. I am not personally aware the property has been used as a marijuana grow operation, or to manufacture illegal drugs. I have never personally seen any such use or indications of such use. I was told by a painter that the property may have had a grow op because he saw paraphenalia such as tubing outside which led him to believe. The painter also said he had photographs of the paraphenalia and despite my request that he provide me with such photographs he has not provided photos or any other evidence that the property was used for a grow operation

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.

Susan Thompson
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.

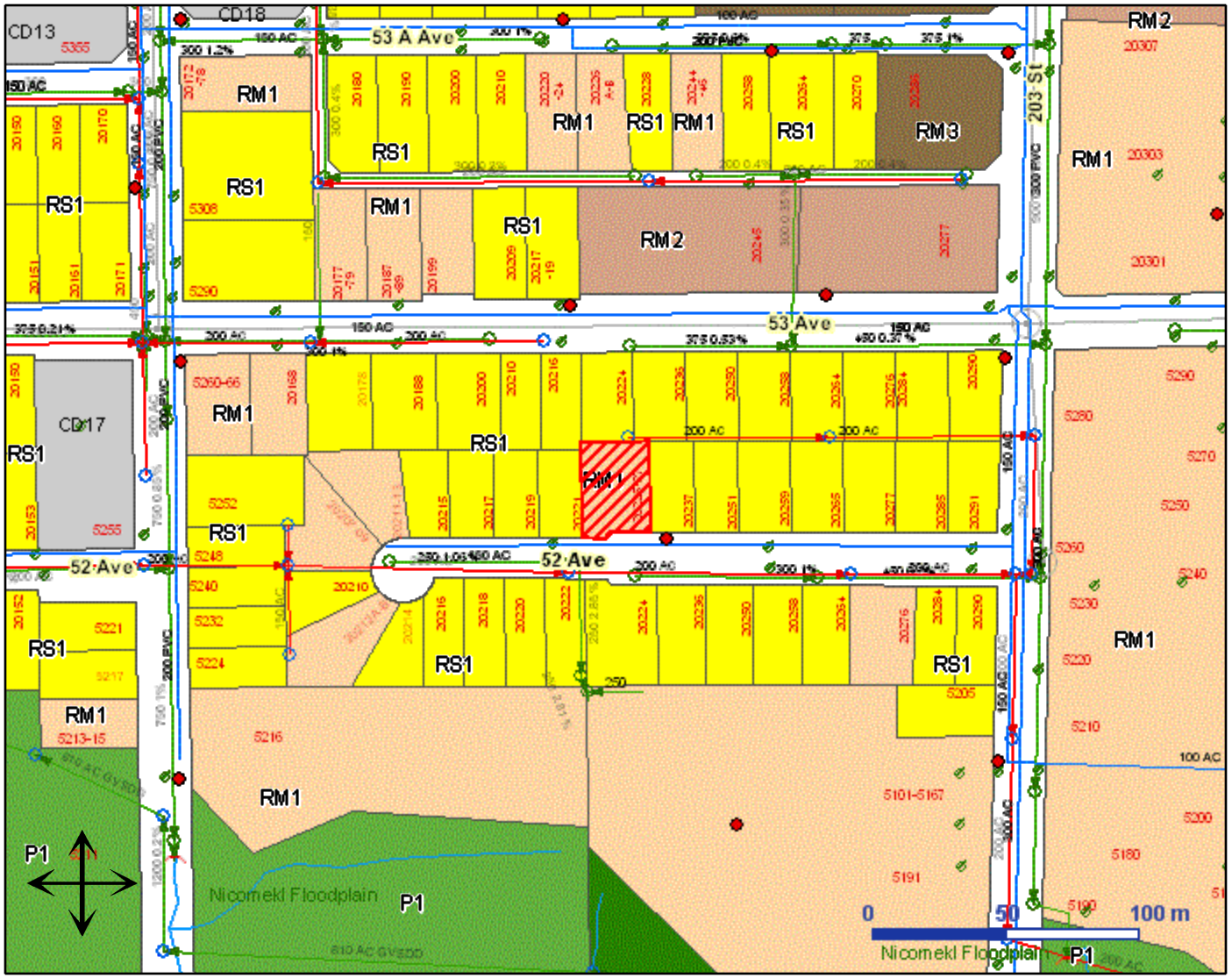
BUYER(S) BUYER(S)

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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20225 and 20227 52



CITY OF LANGLEY

Legend

- **Fire Hydrants**

Water Mains

- Active Main
- Abandoned
- **Manholes**

Sanitary Mains

- Gravity Main
- Force Main
- GVSDD Main

Drainage Nodes

- Manhole
- Catch Basin
- Headwall
- **Drainage Mains**
- **Monuments**
- **Monument Lines**

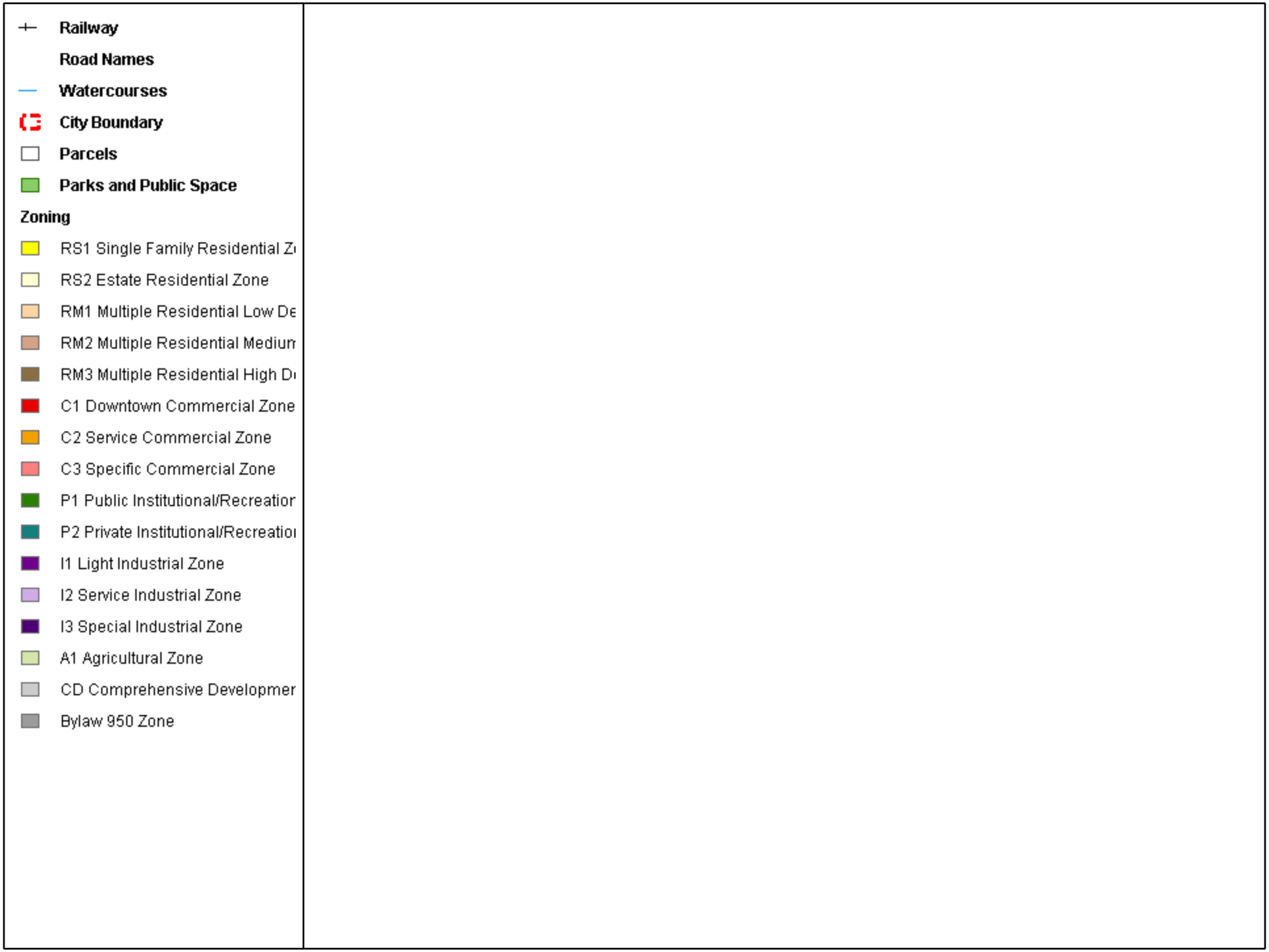
Schools

- Alternative
- Elementary
- Middle
- University
- **Facilities**

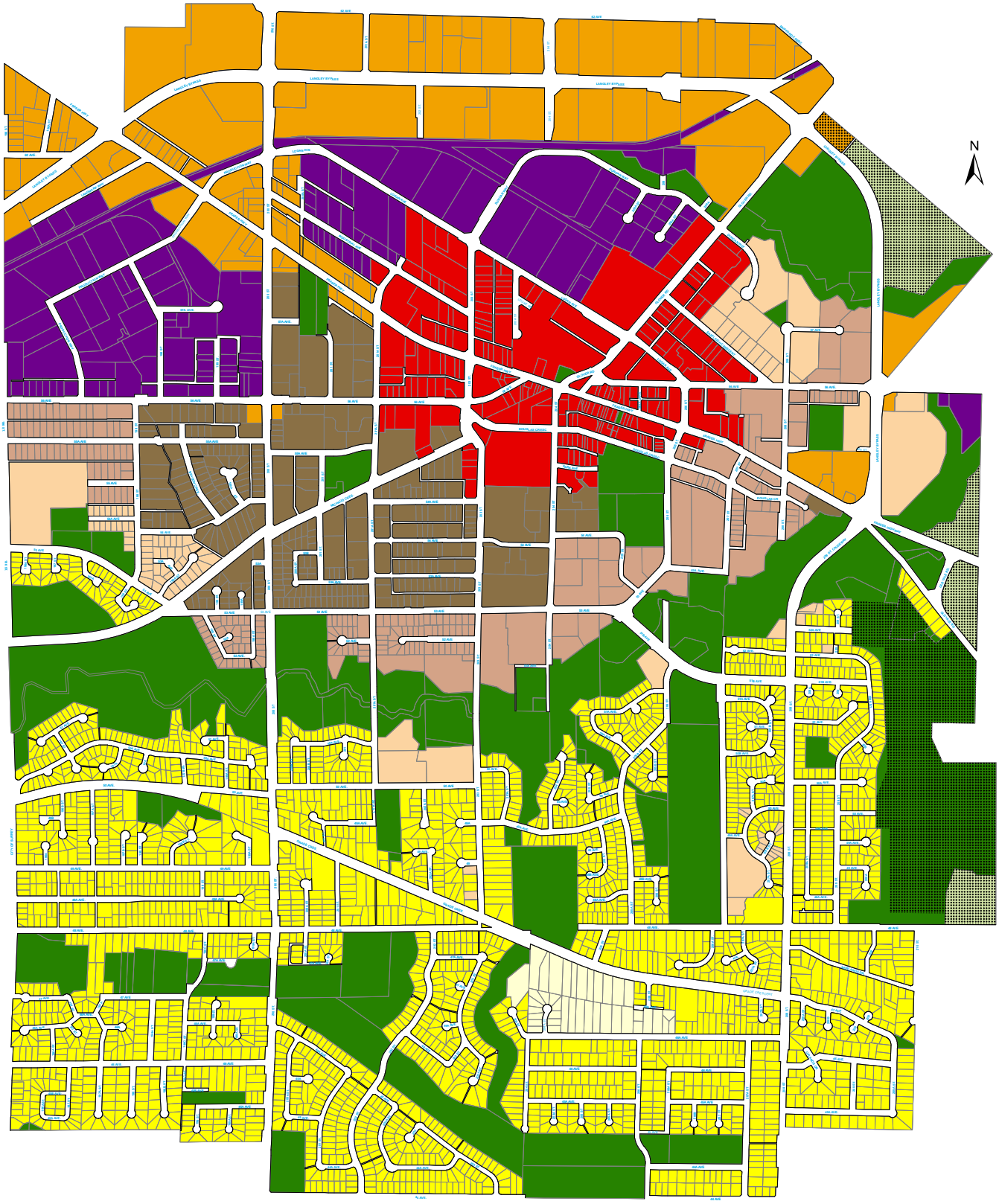
Please be advised that the City of Langley does not guarantee the accuracy or completeness of the information. The City is not responsible for errors, or omisions or costs incurred as a result of the information. The responsibility for use of the information rests solely on the recipient of the information.

Scale 1:2500

26 March 2010, 16:46


Railway
Road Names
Watercourses
City Boundary
Parcels
Parks and Public Space
Zoning
RS1 Single Family Residential Z
RS2 Estate Residential Zone
RM1 Multiple Residential Low De
RM2 Multiple Residential Mediun
RM3 Multiple Residential High D
C1 Downtown Commercial Zone
C2 Service Commercial Zone
C3 Specific Commercial Zone
P1 Public Institutional/Recreatior
P2 Private Institutional/Recreatio
I1 Light Industrial Zone
I2 Service Industrial Zone
I3 Special Industrial Zone
A1 Agricultural Zone
CD Comprehensive Developmer
Bylaw 950 Zone

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