21803 6 AVENUE LANGLEY

Campbell Valley, V2Z 1R6

) epth/Size (ft	:):	629.74(2.46AC)	Bedrooms:	5		Approx. Year Bu	Jilt: 19	74
rontage (ft):	-	169.95	Bathrooms:	3		Age:	50	
ot Area: (Ac		2.46	Full Baths:	3		Zoning:	RL	
lood Plain:		No	Half Baths:	0		Gross Taxes:		,702.80
Rear Yard Exp	D:					For Tax Year:	20	-
/iew:		Yes				P.I.D.:		 0-984-388
Style of Home		2 Storey			arking:	Total: 8 - Covere	d: 8	
Construction		Frame - Wood			overed Parking:	8		
Exterior:		Mixed,Wood		Pa	arking Access:			
oundation:				Pa	arking:	DetachedGrge/C Avail.	arport,Garage; [Double, RV Parking
Rain Screen:					ocker:	/ \vu.		
Renovations:		0 E 1 M · · · ·			nits in Dev:			
# of Fireplaces:		2 - Fuel: Natural Gas			stance to:			
Water Supply:		Well - Drilled			tle to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air,Natural Gas			roperty Disc:	Freenoid NonStrata Yes		
Outdoor Area:		Balcny(s) Patio(s) Dck(s),Fenced Yard			AD Rental:	162		
ype of Roof:		Torch-On				No		
Floor Finish:					Fixtures Leased: No Fixtures Rmvd: Yes			
				F1	xtures Amva:	res		
Mgmt. Compa Complex / Su Services Con Legal: Amenities:	bdiv: inected:	Yes : Surrounding nature Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby Gree	eptic,Water 5, SECTION 6, TOWN torage,Workshop Deta	ached				
View: Mgmt. Compa Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke	bdiv: inected: es:	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, /Dryr/Frdg/Stve/DW	ached Private Yard,Recre				
Agmt. Compa Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke	bdiv: inected: es: er(s):	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstend	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, /Dryr/Frdg/Stve/DW proft, Royal LePage - N	ached Private Yard,Recre Wolstencroft	eation Nearby,Shoppir	ng Nearby		
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Igmt. Compa complex / Su cervices Con egal: menities: tite Influence eatures: Bylaw Restric isting Broke loor lain	bdiv: inected: es: er: er(s): Type Kitchen	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstenc Dimensions 11'4 x 15'5'	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, /Dryr/Frdg/Stve/DW croft, Royal LePage - V Floor Below	ached Private Yard,Recre Wolstencroft Type Bedroom	eation Nearby,Shoppir Dimensions 10'4' x 14'6'	ng Nearby Floor Main	Bar Room	15'4 x 9'7'
Igmt. Compa complex / Su ervices Con egal: 	bdiv: inected: es: er(s): Type Kitchen Dining Room	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstend Dimensions 11'4 x 15'5' 13'1' x 15'9'	eptic,Water 5, SECTION 6, TOWN torage,Workshop Deta enbelt,Private Setting,I /Dryr/Frdg/Stve/DW croft, Royal LePage - V Floor Below Below	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room	Dimensions 10'4' x 14'6' 12'5' x 18'9'	ng Nearby Floor Main Abv Main 2	Bar Room Flex Room	15'4 x 9'7' 15'4' x 15'
lgmt. Compa complex / Su ervices Con egal: menities: ite Influence eatures: ylaw Restric isting Broke loor lain lain	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstence Dimensions 11'4 x 15'5' 13'1' x 15'9' 14'2' x 17'11	eptic,Water 5, SECTION 6, TOWN torage,Workshop Deta enbelt,Private Setting,I /Dryr/Frdg/Stve/DW croft, Royal LePage - V Floor Below Below Below	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom	Dimensions 10'4' x 14'6' 12'5' x 18'9' 16' x 14'7'	ng Nearby Floor Main Abv Main 2 Main	Bar Room Flex Room Gym	15'4 x 9'7' 15'4' x 15' 10'4' x 13'
Igmt. Compa complex / Su complex / Su egal: menities: tite Influence eatures: cylaw Restric isting Broke loor lain lain lain	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room Primary Bed	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstend Dimensions 11'4 x 15'5' 13'1' x 15'9' 14'2' x 17'11 room 13'7' x 14'1'	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, I /Dryr/Frdg/Stve/DW eroft, Royal LePage - V Floor Below Below Below Below	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom Laundry	Dimensions 10'4' x 14'6' 12'5' x 18'9' 16' x 14'7' 11'9' x 10'6'	ng Nearby Floor Main Abv Main 2	Bar Room Flex Room	15'4 x 9'7' 15'4' x 15'
Mgmt. Complex / Su Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room Primary Bedi Bedroom	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstence Dimensions 11'4 x 15'5' 13'1' x 15'9' 14'2' x 17'11 room 13'7' x 14'1' 11'4' x 10'4'	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, /Dryr/Frdg/Stve/DW eroft, Royal LePage - V Floor Below Below Below Below Main	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom Laundry Workshop	Dimensions 10'4' x 14'6' 12'5' x 18'9' 16' x 14'7' 11'9' x 10'6' 56' x 37'	ng Nearby Floor Main Abv Main 2 Main	Bar Room Flex Room Gym	15'4 x 9'7' 15'4' x 15' 10'4' x 13'
Agmt. Compa Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room Primary Bedi Bedroom Foyer	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstenc Dimensions 11'4 x 15'5' 13'1' x 15'9' 14'2' x 17'11 room 13'7' x 14'1' 11'4' x 10'4' 7'1' x 4'4'	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, I /Dryr/Frdg/Stve/DW eroft, Royal LePage - V Floor Below Below Below Below	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom Laundry	Dimensions 10'4' x 14'6' 12'5' x 18'9' 16' x 14'7' 11'9' x 10'6' 56' x 37'	ng Nearby Floor Main Abv Main 2 Main	Bar Room Flex Room Gym	15'4 x 9'7' 15'4' x 15' 10'4' x 13'
Igmt. Compa Complex / Su Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Isting Broke Ioor Iain Iain Iain Iain Iain	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room Primary Bedi Bedroom	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstence Dimensions 11'4 x 15'5' 13'1' x 15'9' 14'2' x 17'11 room 13'7' x 14'1' 11'4' x 10'4'	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, /Dryr/Frdg/Stve/DW eroft, Royal LePage - V Floor Below Below Below Below Main	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom Laundry Workshop	Dimensions 10'4' x 14'6' 12'5' x 18'9' 16' x 14'7' 11'9' x 10'6' 56' x 37'	ng Nearby Floor Main Abv Main 2 Main	Bar Room Flex Room Gym	15'4 x 9'7' 15'4' x 15' 10'4' x 13'
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Agmt. Compa Complex / Su Gervices Con Legal: Amenities: Site Influence Features: Bylaw Restrict Listing Broke Ioor Iain Iain Iain Iain Iain Iain Iain Iain	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room Primary Bed Bedroom Foyer Bedroom	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstend Dimensions 11'4 x 15'5' 13'1' x 15'9' 14'2' x 17'11 room 13'7' x 14'1' 11'4' x 10'4' 7'1' x 4'4' 13'7' x 10'4'	eptic,Water 5, SECTION 6, TOWN torage,Workshop Deta enbelt,Private Setting,I /Dryr/Frdg/Stve/DW croft, Royal LePage - V Floor Below Below Below Below Below Main Main	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom Laundry Workshop Recreation Root	Dimensions 10'4' x 14'6' 12'5' x 18'9' 16' x 14'7' 11'9' x 10'6' 56' x 37' m 15'4' x 27'	ng Nearby Floor Main Abv Main 2 Main Abv Main 2	Bar Room Flex Room Gym Storage	15'4 x 9'7' 15'4' x 15' 10'4' x 13' 15'4' x 17'4'
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Agmt. Compa Complex / Su Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Fillion Main Main Main Main Main Main Main Mai	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room Primary Bedi Bedroom Foyer Bedroom Foyer Bedroom Foyer Bedroom	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstence Dimensions 11'4 x 15'5' 13'1' x 15'9' 14'2' x 17'11 room 13'7' x 14'1' 11'4' x 10'4' 7'1' x 4'4' 13'7' x 10'4' 1,329 sqft 0 sqft 1,273 sqft	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, /Dryr/Frdg/Stve/DW eroft, Royal LePage - V Floor Below Below Below Below Main Main Main Main # Of Rooms: # Of Kitchens # Of Levels:	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom Laundry Workshop Recreation Root : 17 : 1 2 N	Dimensions 10'4' x 14'6' 12'5' x 18'9' 16' x 14'7' 11'9' x 10'6' 56' x 37' m 15'4' x 27'	ng Nearby Floor Main Abv Main 2 Main Abv Main 2 Bathroom Floor Main Below	Bar Room Flex Room Gym Storage	15'4 x 9'7' 15'4' x 15' 10'4' x 13' 15'4' x 17'4' Ensuite? No No
Mgmt. Compa Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Below Finished Floo Finished Floo Finished Floo Finished Floo	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room Primary Bedr Bedroom Foyer Bedroom Foyer Bedroom Foyer Bedroom	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstence $11'4 \times 15'5'$ $13'1' \times 15'9'$ $14'2' \times 17'11$ room $13'7' \times 14'1'$ $11'4' \times 10'4'$ $7'1' \times 4'4'$ $13'7' \times 10'4'$ 1,329 sqft 0 sqft 1,273 sqft 0 sqft	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, /Dryr/Frdg/Stve/DW eroft, Royal LePage - V Floor Below Below Below Below Main Main Main Main Main # Of Rooms: # Of Kitchens # Of Levels: Suite:	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom Laundry Workshop Recreation Roon :: 1 : 1 : 1 etight:	Dimensions 10'4' x 14'6' 12'5' x 18'9' 16' x 14'7' 11'9' x 10'6' 56' x 37' m 15'4' x 27'	ng Nearby Floor Main Abv Main 2 Main Abv Main 2 Bathroom Floor Main Below	Bar Room Flex Room Gym Storage	15'4 x 9'7' 15'4' x 15' 10'4' x 13' 15'4' x 17'4' Ensuite? No No
Mgmt. Compa Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric	bdiv: inected: es: er(s): Type Kitchen Dining Room Living Room Primary Bed Bedroom Foyer Bedroom Foyer Bedroom or (Main): or (Above): or (Below): or (Below): or (Total): oor:	Campbell Valley Electricity,Natural Gas,Se LOT 8, PLAN NWP19905 Air Cond./Central,Barn,S Golf Course Nearby,Gree Air Conditioning,ClthWsh Royal LePage - Wolstend Dimensions $11'4 \times 15'5'$ $13'1' \times 15'9'$ $14'2' \times 17'11$ room $13'7' \times 14'1'$ $11'4' \times 10'4'$ $7'1' \times 4'4'$ $13'7' \times 10'4'$ 1,329 sqft 0 sqft 1,273 sqft 0 sqft 2,602 sqft	eptic, Water 5, SECTION 6, TOWN torage, Workshop Deta enbelt, Private Setting, /Dryr/Frdg/Stve/DW eroft, Royal LePage - M Floor Below Below Below Below Main Main Main Main # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	ached Private Yard,Recre Wolstencroft Type Bedroom Family Room Bedroom Laundry Workshop Recreation Roon :: 17 :: 1 2 Notesting Recreation Roon	Dimensions 10'4' × 14'6' 12'5' × 18'9' 16' × 14'7' 11'9' × 10'6' 56' × 37' m 15'4' × 27'	ng Nearby Floor Main Abv Main 2 Main Abv Main 2 Bathroom Floor Main Below	Bar Room Flex Room Gym Storage	15'4 x 9'7' 15'4' x 15' 10'4' x 13' 15'4' x 17'4' Ensuite? No No

The CAMPBELL VALLEY acreage you have been waiting for. Almost 2.5 acres on a quiet no thru street with easy access to the trails. Truly something for everyone. A long, winding, paved, & gated driveway leads you to a high & dry, selectively treed private setting for your home & outbuildings. Beautifully remodeled 5 bedroom country home with vaulted ceilings, open concept, AC, chefs kitchen incl. Wolf 6 burner gas stove all leading to a private sundeck also an adjoining garage with epoxy floors. 56' by 37' custom built shop with room for extended family plus a loft. Also an incredible custom built horse lovers barn, 4 stalls + in and outs, wash rack, bathroom and tack room & adjoining riding arena. You will LOVE it!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.