



Presented by:  
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# 3367 200<sup>th</sup> Street • Langley

**Active**  
**R2739947**  
 Board: F  
 House/Single Family

**3367 200 STREET**  
 Langley  
 Brookwood Langley  
 V3A 4W5

Residential Detached  
**\$1,299,900** (LP)  
 (SP) **M**



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,299,900**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1957**  
 Frontage(feet): **99.00** Bathrooms: **2** Age: **65**  
 Frontage(metres): **30.18** Full Baths: **1** Zoning: **R-1E**  
 Depth / Size: **147.8** Half Baths: **1** Gross Taxes: **\$5,045.27**  
 Lot Area (sq.ft.): **14,636.00** Rear Yard Exp: **West** For Tax Year: **2022**  
 Lot Area (acres): **0.34** P.I.D.: **000-511-111** Tax Inc. Utilities?: **No**  
 Flood Plain: \_\_\_\_\_ Tour: **Virtual Tour URL**  
 View: \_\_\_\_\_  
 Complex/Subdiv: **BROOKWOOD**  
 First Nation Reserve: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Septic, Water**  
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**

Renovations: **Addition** Reno. Year: **1982**  
 # of Fireplaces: **2** R.I. Fireplaces: \_\_\_\_\_ Rain Screen: \_\_\_\_\_  
 Fireplace Fuel: **Wood** Metered Water: \_\_\_\_\_  
 Fuel/Heating: **Forced Air, Natural Gas, Wood** R.I. Plumbing: \_\_\_\_\_  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open, RV Parking Avail.**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **VERY NEAR** Dist. to School Bus: **1 BLOCK**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT2 PLAN NWP17559 SECTION 27 NEW WESTMINSTER LAND DISTRICT 36**

Amenities: **Garden, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	1,900	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	16' x 16'	x		x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	9' x 5'	x		x	Main 2
Finished Floor (Below):	0	Main	Dining Room	19' x 12'	x		x	Main 4
Finished Floor (Basement):	0	Main	Living Room	20' x 16'	x		x	
Finished Floor (Total):	1,900sq. ft.	Main	Laundry	12' x 7'	x		x	
Unfinished Floor:	0	Main	Master Bedroom	17' x 11'6"	x		x	
Grand Total:	1,900sq. ft.	Main	Bedroom	12' x 11'	x		x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11' x 9'	x		x	
		Main	Bedroom	10' x 9'	x		x	
		Main	Foyer	6' x 5'	x		x	
					x		x	
					x		x	

Suite: **None**  
 Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **1** Manuf Type: \_\_\_\_\_ Registered in MHR?: \_\_\_\_\_ PAD Rental: \_\_\_\_\_  
 # of Kitchens: **1** # of Rooms: **10** MHR#: \_\_\_\_\_ CSA/BCE: \_\_\_\_\_ Maint. Fee: \_\_\_\_\_  
 ByLaw Restrictions: \_\_\_\_\_

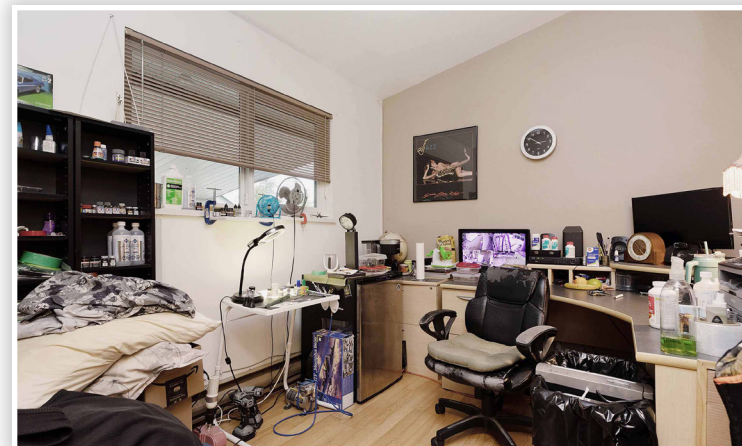
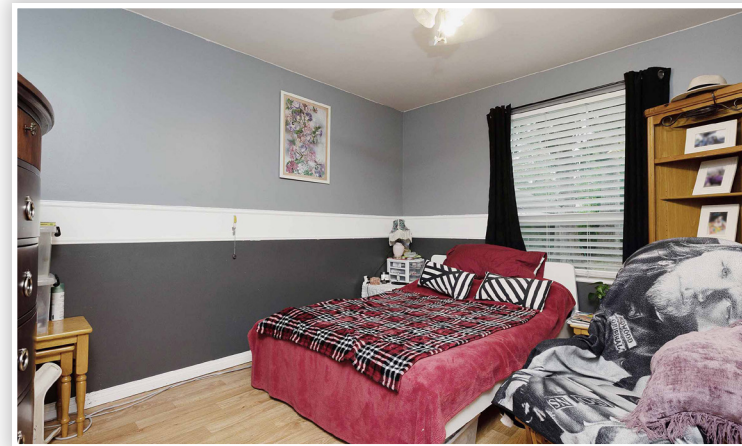
Listing Broker(s): **Homelife Benchmark Realty Corp. (Branch)**

**HUGE, 14,636 sq/ft lot with future subdivision potential. Rancher offers open floor plan with vaulted ceilings & skylights . Large Country kitchen features large island & bay window eating area. Vaulted ceiling in living & dining rooms.Separated by a beautiful 2- SIDED wood burning fireplace .4 Spacious bedrooms. Large laundry/Mud room .Huge covered west exposed patio w/skylights.11 yr.roof, Loads of parking & RV. Gated access to BIG west backyard. Separate 11x14 insulated workshop with power. Walk to schools,parks,shopping & bus is at your doorstep! Wrap it up for Christmas!**



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### Description

HUGE, 14,636 sq/ft lot with future subdivision potential. Rancher offers open floor plan with vaulted ceilings & skylights. Large Country kitchen features large island & bay window eating area. Vaulted ceiling in living & dining rooms. Separated by a beautiful 2- SIDED wood burning fireplace. 4 Spacious bedrooms. Large laundry/Mud room. Huge covered west exposed patio w/skylights. 11 yr. roof, Loads of parking & RV. Gated access to BIG west backyard. Separate 11x14 insulated workshop with power. Walk to schools,parks,shopping & bus is at your doorstep! Wrap it up for Christmas!

### Details

Bedrooms:	4
Bathrooms:	2
Year built:	1957
Living Space:	1,900 sq. ft.
Taxes:	\$5,045.27