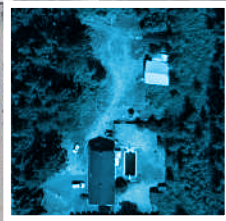


FOR SALE



SUBJECT

**SINGLE-FAMILY
DEVELOPMENT SITE**

AREA:
BROOKSWOOD

ADDRESS:
1708 197A St.,
Langley, BC

SIZE:
2.14 Acres

PRICE:
\$4,088,000



HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

**HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.**

Joe Varing - Personal Real Estate Corporation Ltd.
604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 1708 197A St., Langley, BC
PID: 002-013-401

NCP: Fernridge - Brookwood

SIZE: 2.14 Acres

PRICE: \$4,088,000

OPPORTUNITY:

- The house is rented at \$2,500/month.
- The property is designated as Single Family in Fernridge NCP.
- This designation is the broadest range of housing forms in this Plan: accommodates a range of single family housing on a variety of lot sizes (see Single Family 3 Definition attached).
- Quaint neighborhood with a rural setting close to Campbell Valley Regional Park & Campbell Heights.
- Convenient location close to 200 St and a 10-minute drive to Willowbrook Shopping Centre & amenities.
- Great development potential for this up-and-coming neighborhood!

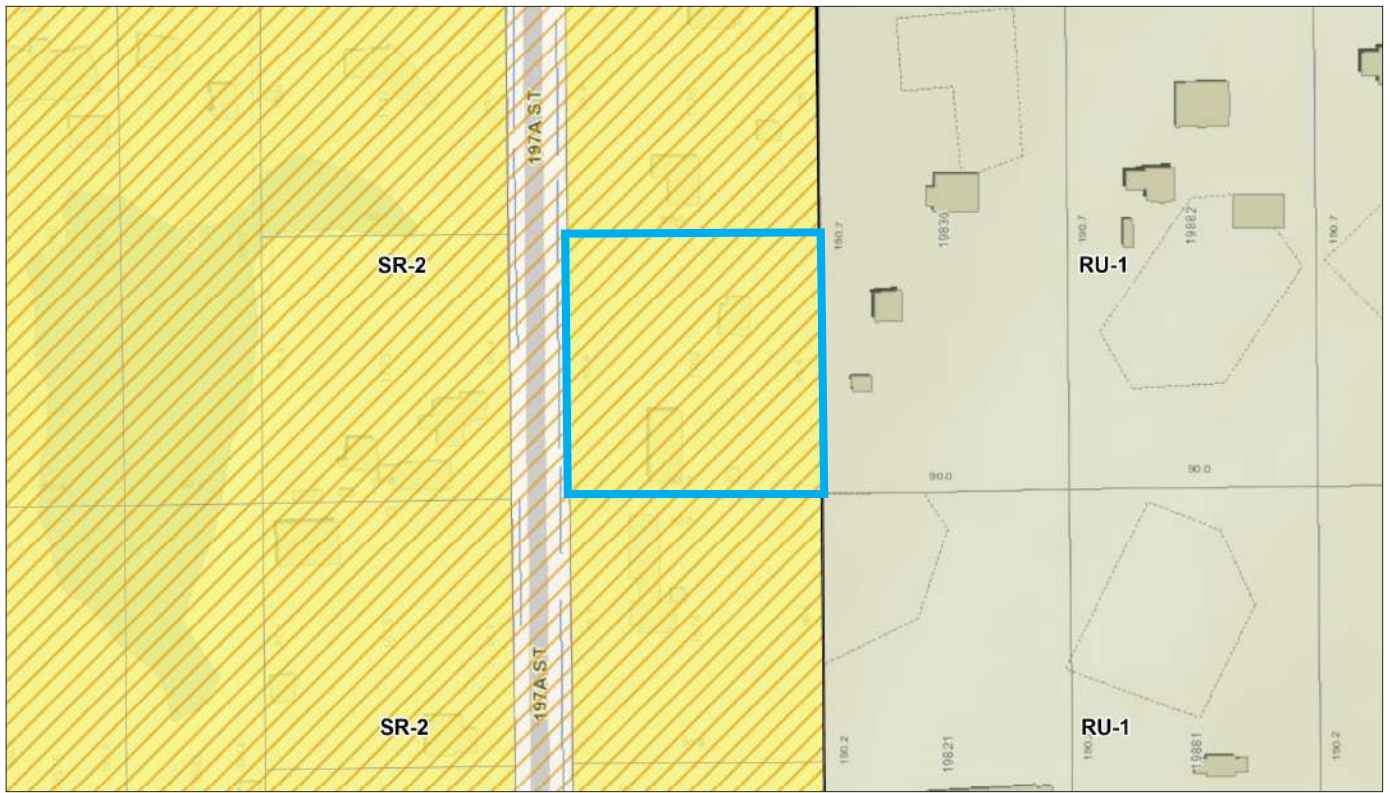
AERIAL VIEW



TOPOGRAPHY



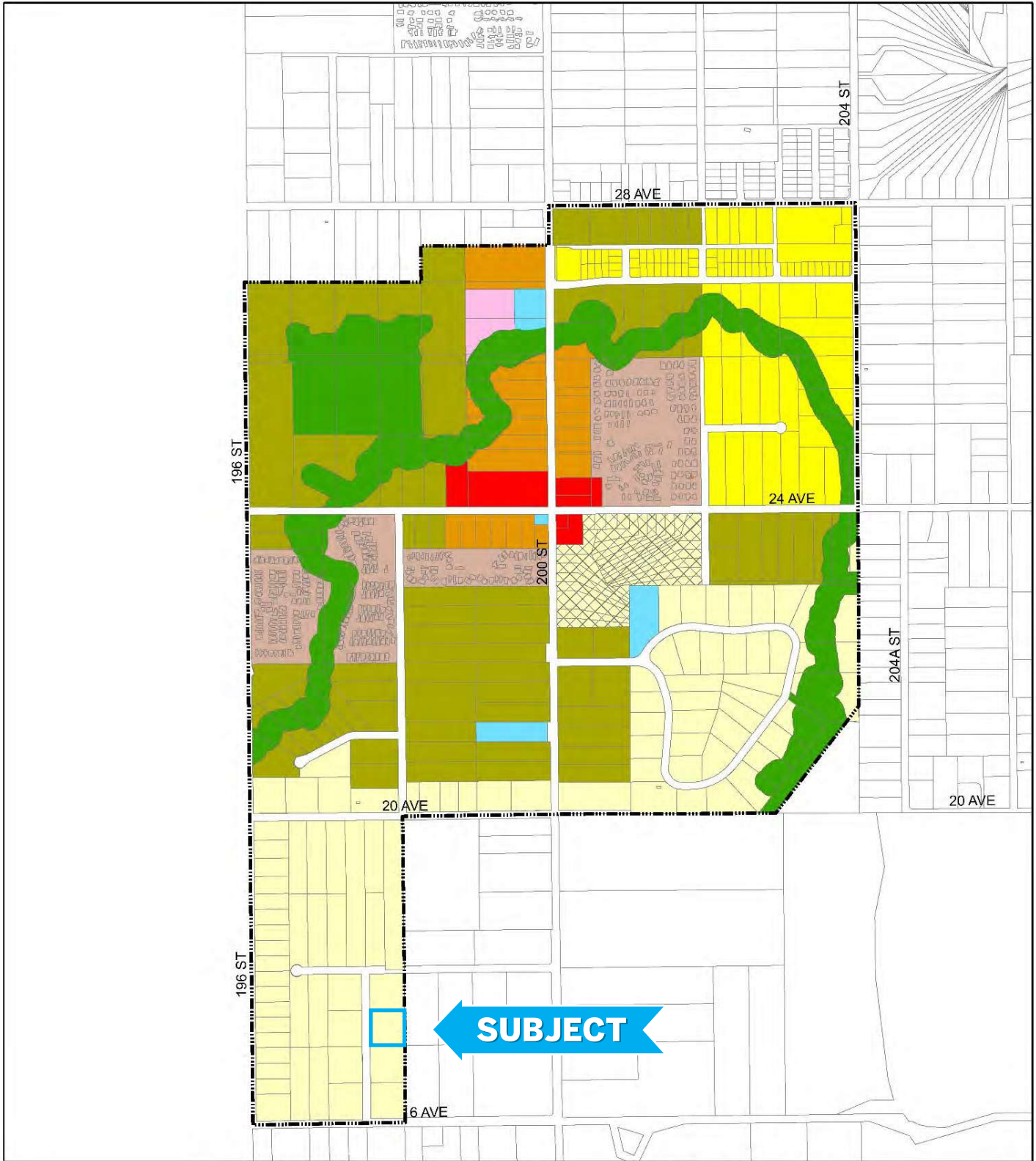
LEGAL VIEW



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



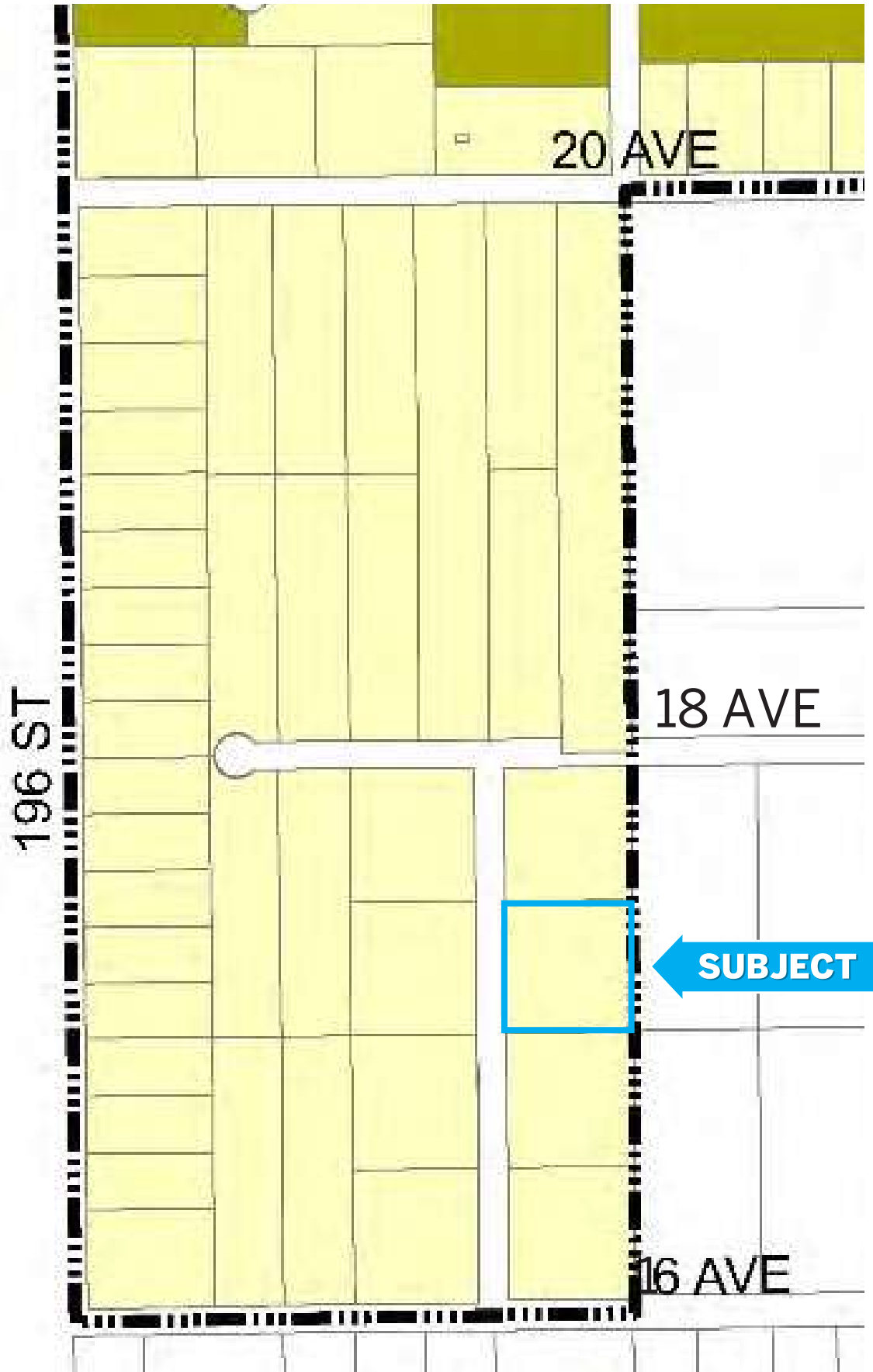


Fernridge Neighbourhood Land Use Plan

- Single Family 1 (Minimum 0.9 acres)
- Single Family 2 (Minimum 10,000ft²)
- Single Family 3 (Minimum 7,000 ft²)
- Single Family 5 (Minimum 4,000 ft²)
- Rowhouse/Townhouse
- Special Housing
- Manufactured Home Park
- Commercial Village
- Institutional
- Aquatic Conservation
- Neighbourhood Boundary



ROOKSWOOD FERNRIDGE NCP - CLOSE UP



What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

