



Presented by:

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**Active**  
**R2387372**  
 Board: F  
 House/Single Family

**19921 37 AVENUE**

Langley  
 Brookwood Langley  
 V3A 2S4

Residential Detached

**\$885,000** (LP)(SP) **M**

Sold Date: Frontage (feet): **100.00** Original Price: **\$885,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1960**  
 Depth / Size: **129.6** Bathrooms: **1** Age: **59**  
 Lot Area (sq.ft.): **12,950.00** Full Baths: **1** Zoning: **R-1E**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,113.38**  
 Rear Yard Exp: **North** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **010-593-071**  
 Tour:  
 View: **No**  
 Complex / Subdiv: **BROOKSWOOD**  
 Services Connected: **Electricity, Natural Gas, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **6** Parking Access: **Rear**  
 Parking: **Garage; Double, RV Parking Avail.**

Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **LT17, PL NWP19865, SEC 27, TP 7, NWLD**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'4 x 9'3			x			x
Main	Dining Room	14' x 11'			x			x
Main	Living Room	20' x 19'			x			x
Main	Master Bedroom	12'5 x 10'6			x			x
Main	Bedroom	11' x 10'6			x			x
Main	Bedroom	10'7 x 10'6			x			x
Main	Laundry	9'7 x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	<b>1,645</b>	# of Rooms: <b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2				Workshop/Shed: <b>12x24</b>	
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:	
Finished Floor (Total):	<b>1,645 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>30x30</b>	
Unfinished Floor:	<b>1,145</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:	
Grand Total:	<b>2,790 sq. ft.</b>	Basement: <b>Crawl, Part, Unfinished</b>	6					
			7					
			8					

Listing Broker(s): **Royal LePage - Wolstencroft**

**Monster LOT in Quiet Brookwood location. Older home can be very livable. Kitchen has been updated a few years back and there is a Huge living rm and charming Back Porch. Attached 30 X 30 garage PLUS a 12 X 24 garage in the back. Tons of potential here. Some loving updates and this can be a very cozy family home. Lots of potential in the mostly in-ground basement plus about 500 sqft of crawlspace for storage. Bring your imagination and take a closer look**