

SOLD

**LONDON
PACIFIC**



Stratifiable 1.32 Acre Single Family Home

23325 34A Avenue Langley

JOE HAWBOLDT

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OPPORTUNITY SUMMARY

Joe Hawboldt is pleased to present the opportunity to acquire a 1.32-acre property in South Langley that is stratifiable allowing for the construction of two single family homes. The property is improved with a meticulously maintained 1971 rancher, lovingly cared for by its original owners. Notable features include a large rear deck, a dedicated shed for lawn and garden equipment, and backing onto farmland, offering privacy and a serene setting. This offering combines immediate lifestyle appeal with redevelopment and investment potential.



OPPORTUNITY OVERVIEW

SALIENT FACTS

Address

23325 34A Ave Langley BC V2Z 2H6

PID

010-574-093

Property Size

± 1.32 Acres

Year Built

1971

Ability to Construct

2 - Single Family Homes

Rarity

One of the last remaining properties

Configuration

3 Bed - 2 Bath

Sold Price

\$2,100,000

PROPERTY HIGHLIGHTS

- + Located in the heart of the country surrounded by large agricultural properties that are protected by the ALR
- + Site backs onto greenbelt and offers convenient access to Fraser Highway, schools, and the University of the Fraser Valley
- + Rare stratifiable Property offering that does not come to market often
- + Dead-end street with many newly built custom homes



DEVELOPMENT POTENTIAL

The ability to stratify the property provides a purchaser with flexibility in how they choose to hold, enjoy, or develop the property. A Langley Two-Home Strata Lot is RU-zoned and located outside the ALR, permitting two single-family homes on one parcel with the option to stratify into separate titles. Layouts may include a side-by-side split or a front-and-rear (panhandle) configuration.



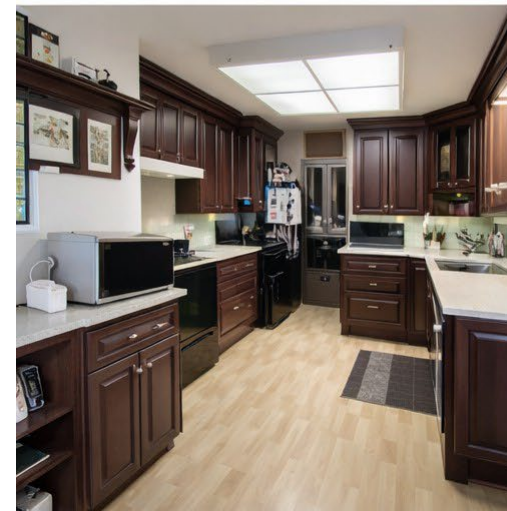
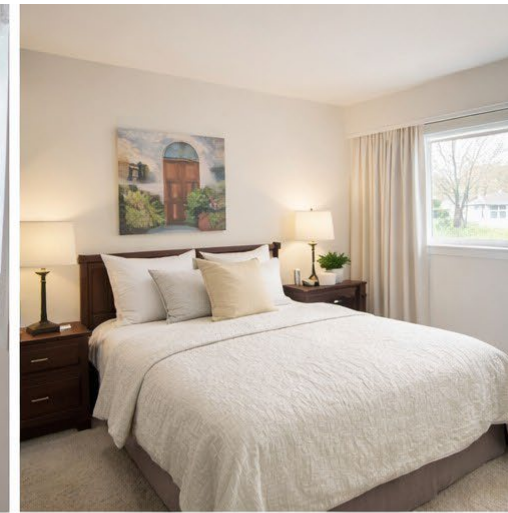
Front-and-rear (panhandle)



Side-by-side split

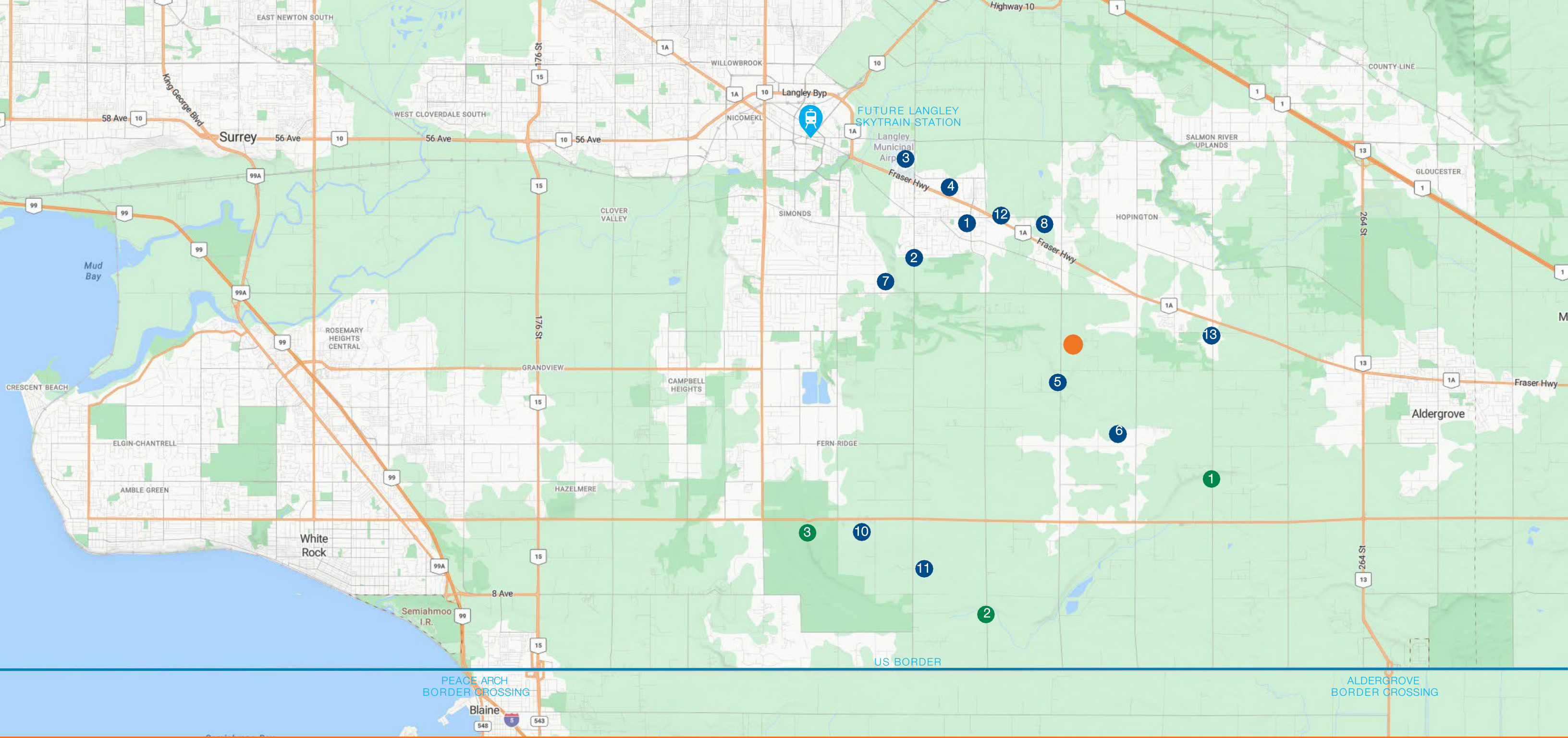
FEATURE GALLERY

This is a meticulously maintained 1971 rancher, lovingly cared for by its original owners. Features include a large rear deck, dedicated garden shed, generator for power outages, air conditioning, three gas fireplaces, established garden with irrigation lines throughout the yard, walnut cabinetry, concrete pad for an above-ground pool, a recently replaced roof, and a covered parking area.



PICTURE GALLERY





LEGEND

● SUBJECT PROPERTY

AMENITIES

- 1 IGA SUPER MARKET
- 2 LANGLEY GOLF CENTRE
- 3 LANGLEY AIRPORT
- 4 LANGLEY MEMORIAL HOSPITAL
- 5 BACKWOOD VINERY
- 6 WIX BROWN ELEMENTARY SCHOOL
- 7 FUNDAMENTAL MIDDLE & HIGH SCHOOL
- 8 LANGLEY CHRISTIAN MIDDLE AND HIGH SCHOOL

- 10 TOWNSHIP 7 VINEYARD
- 11 CHABERTON ESTATE
- 12 WINERY RALPHS FARM
- 13 MARKET OTTER CO-OP

PUBLIC SPACES

- 1 OTTER PARK
- 2 SOUTH LANGLEY REGIONAL
- 3 PARK VALLEY REGIONAL PARK

DRIVE TIME

- 1HR DOWNTOWN VANCOUVER
- 45MINS VANCOUVER INTERNATIONAL
- 20MINS AIRPORT ABBOTSFORD AIRPORT
- 2HR 30MINS WHISTLER
- 4HR KELOWNA

OFFERING PROCESS

NEXT STEPS



Prospective purchasers are encouraged to contact the Listing Agent for further information regarding this unique opportunity.

Interested parties are invited to submit offers for consideration by the Sellers. Offers will be reviewed as they come. Please allow at least 48 hours for a response.

Please contact our broker team today for more information.



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For Real Estate Guidance
& Free Property Evaluation

CONTACT US TODAY



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