

**COURT ORDERED  
SALE**



**FUTURE DEVELOPMENT SITE**

**AREA:**

Brookwood - Booth

**ADDRESS:**

3352 + 3338 200 St.,  
Langley, BC

**SIZE:**

4.79 Acres

**PRICE:**

\$7,750,000 (\$1,618,000/Acre)



**HOMELIFE ADVANTAGE REALTY 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

<b>CIVIC ADDRESS &amp; SIZE:</b>	3352 200 St, Langley: 2.39 Acres
	3338 200 St, Langley: 2.40 Acres
	<hr/>
	Total Area: 4.79 Acres

### OPPORTUNITY:

- This is a Court Ordered Sale. 4.79 Acre Multi Family Site in the heart of Brookwood. Great location and Priced to sell.
- The subject properties are located within the recently approved Booth Neighbourhood Plan in the Brookwood-Fernridge NCP:
  - a. **3352 200 St:** Designated for Rowhouse/Townhouse (18 UPA). The 2.39 acre land is all usable, free of creeks, easements & rights of way.
  - b. **3338 200 St:** Designated as a Commerical Village (4-6 Storeys Mixed-Use at Max. 2.3 FAR). The 2.4 acre property will be bisected by the future extension of 33A Ave, which is to be built by the Developer. Please see the map below & attached pages (**pages 8-12 specifically focused on the road parcel alone**). The Full Booth Land Use Plan including Network Plans can be found in this link: [BOOTH PLAN LINK](#)

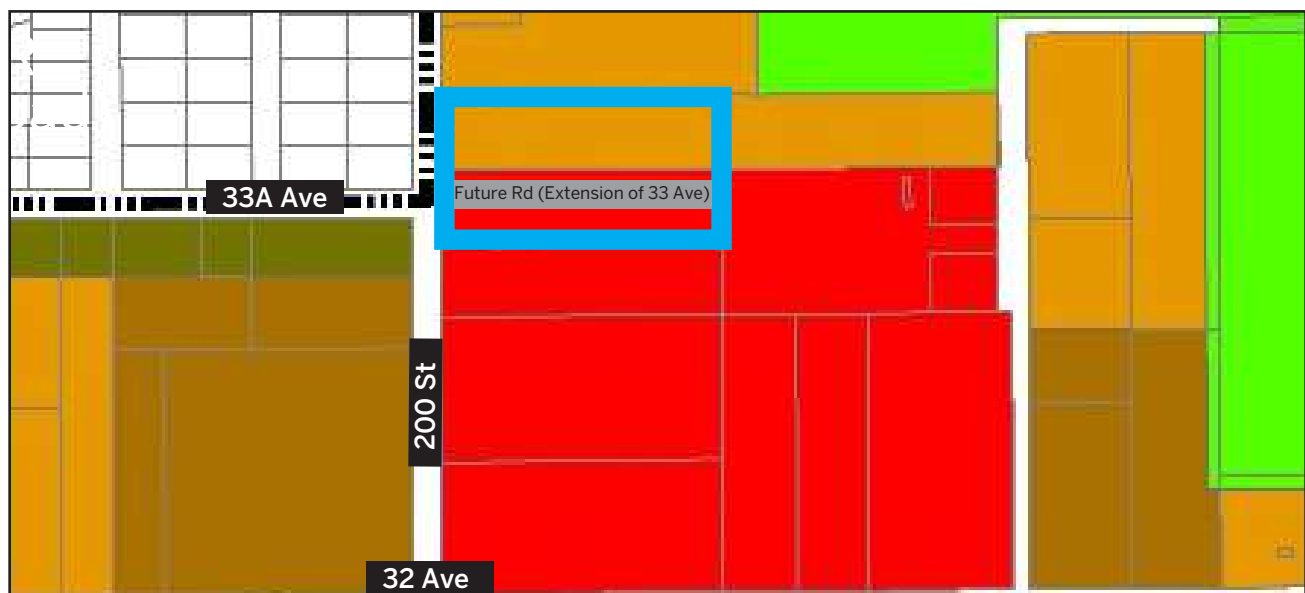
*\* Please check with the Township of Langley Planning Department for further details.*
- Parcels may be sold together or separately. Please inquire within on further details of this structure; pricing open to offers on one or both in accordance.
- Convenient location close to 200 St and a 10-minute drive to Willow-brook Shopping Centre & amenities.

### DD LINK:

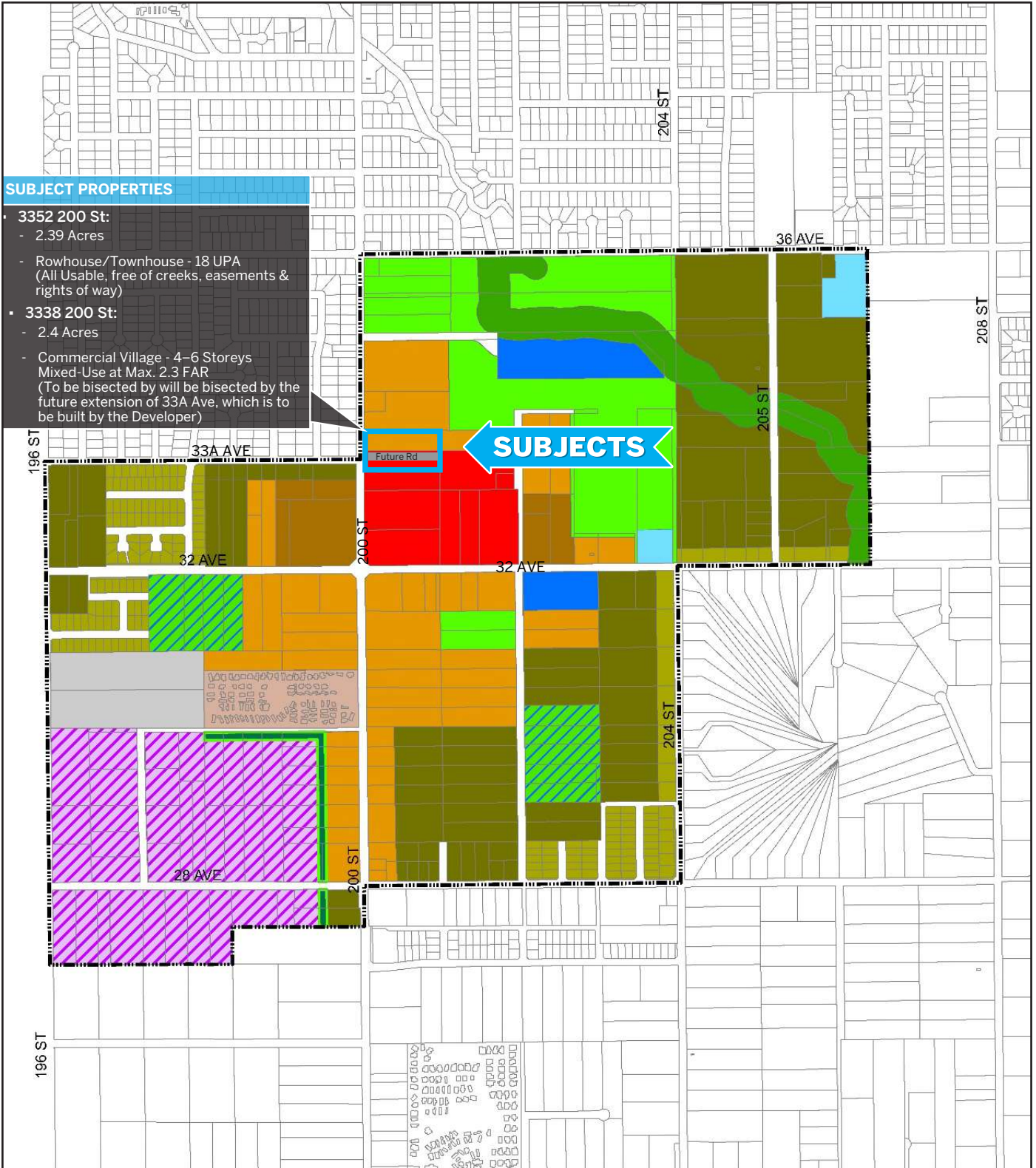
The below DD Link contains:

- Environmental
- Geotech &
- Arborist

### [3352 + 3338 200 St - DD LINK](#)



# BOOTH LAND USE MAP: FULL VIEW



**SUBJECT PROPERTIES**

- 3352 200 St:
  - 2.39 Acres
  - Rowhouse/Townhouse - 18 UPA (All Usable, free of creeks, easements & rights of way)
- 3338 200 St:
  - 2.4 Acres
  - Commercial Village - 4-6 Storeys Mixed-Use at Max. 2.3 FAR (To be bisected by will be bisected by the future extension of 33A Ave, which is to be built by the Developer)

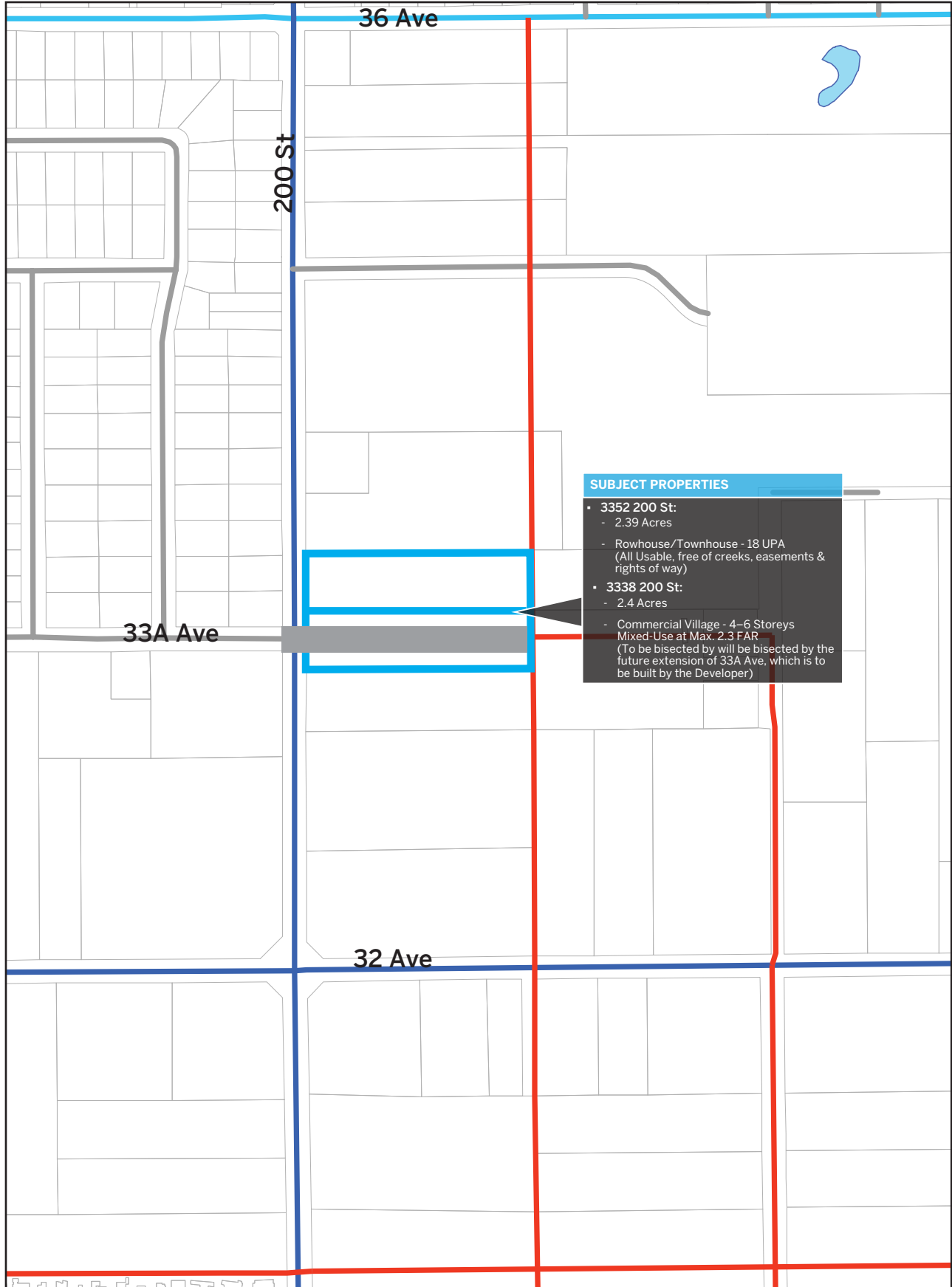
**SUBJECTS**

## Booth Neighbourhood Land Use Plan

- |                             |                    |                      |                        |
|-----------------------------|--------------------|----------------------|------------------------|
| SSMUH 2 (Minimum 7,000 ft2) | Commercial Village | School/Park Site     | Neighbourhood Boundary |
| SSMUH 3 (Minimum 5,000 ft2) | Utility            | Park and Open Space  |                        |
| Rowhouse/Townhouse          | Employment         | Landscape Buffer     |                        |
| Apartment                   | Institutional      | Aquatic Conservation |                        |
| Manufactured Home Park      | Existing School    |                      |                        |



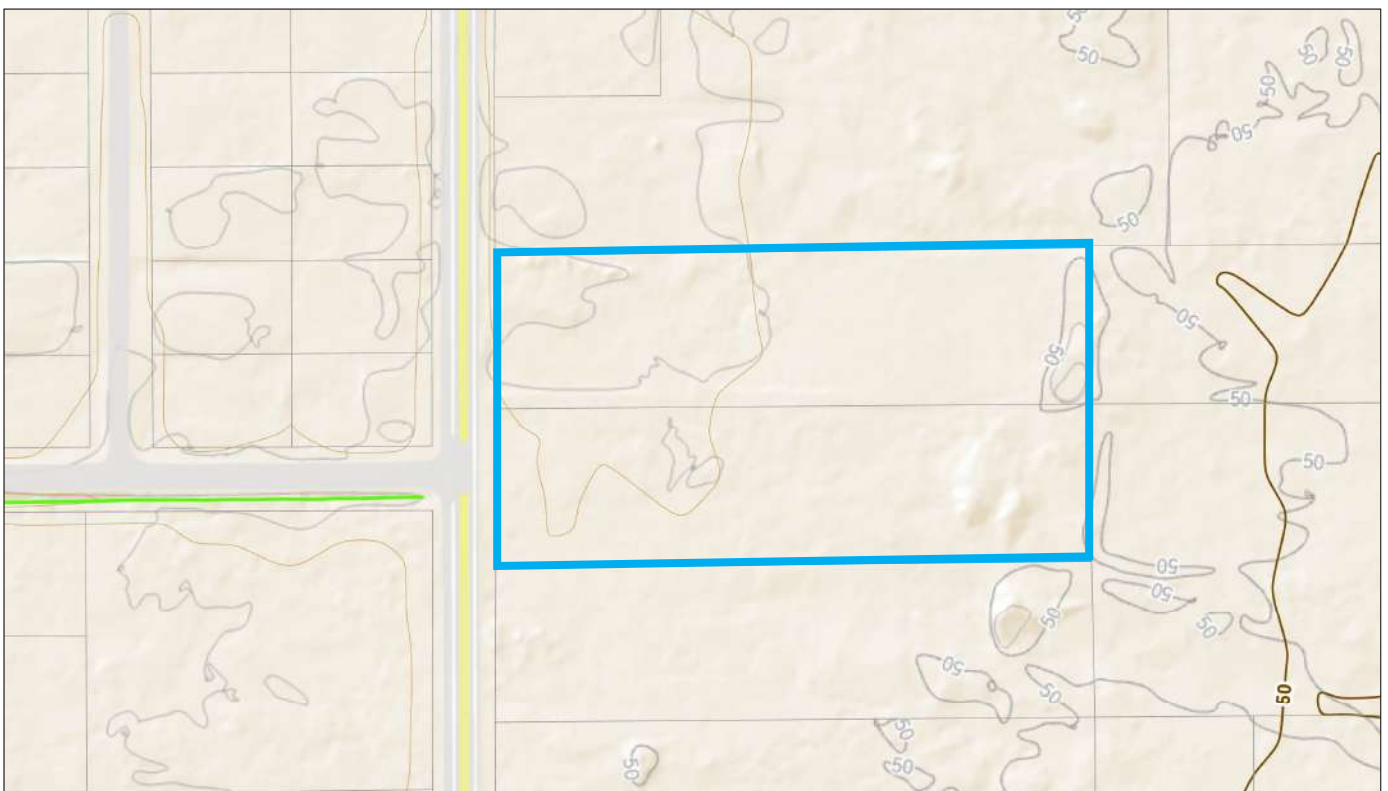
# BROOKSWOOD ROAD NETWORK



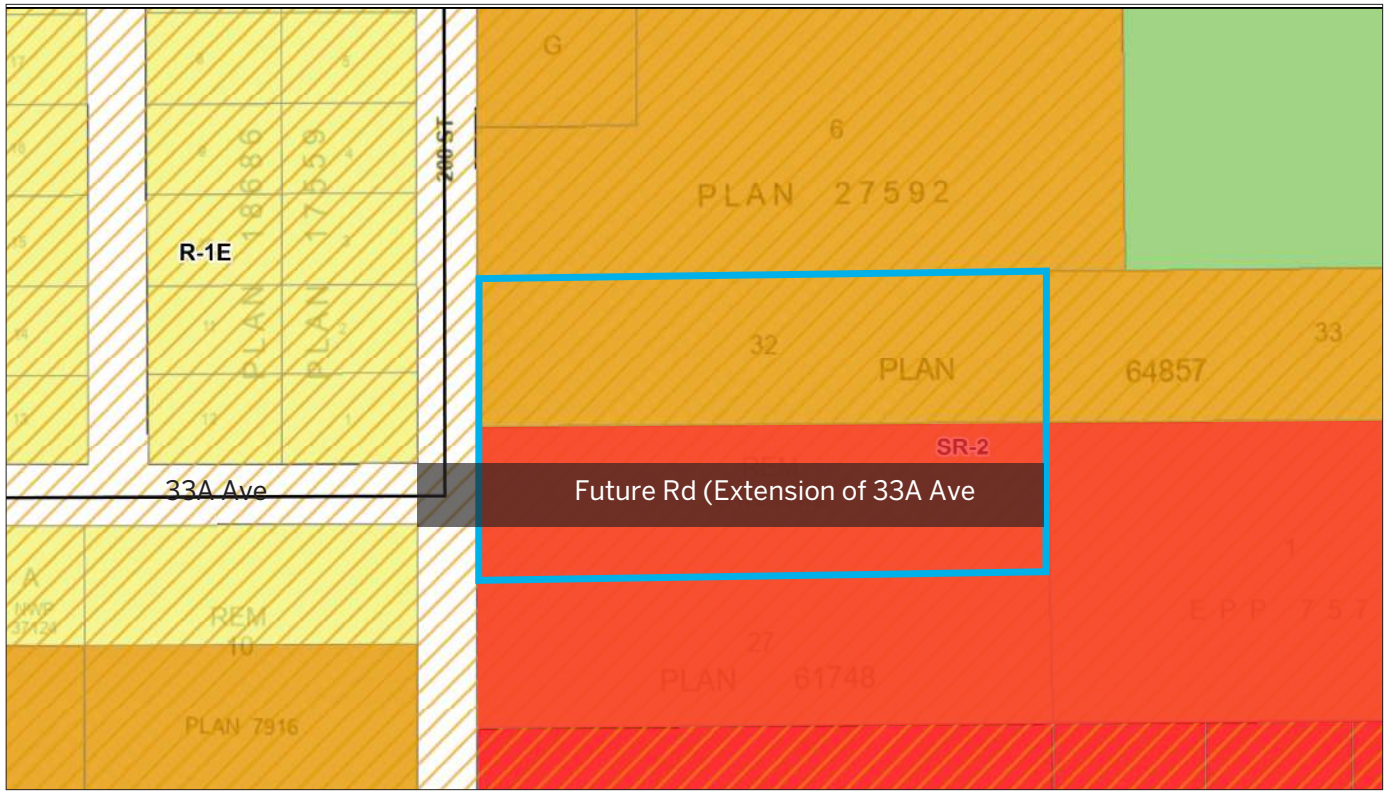
## AERIAL VIEW



## TOPOGRAPHY

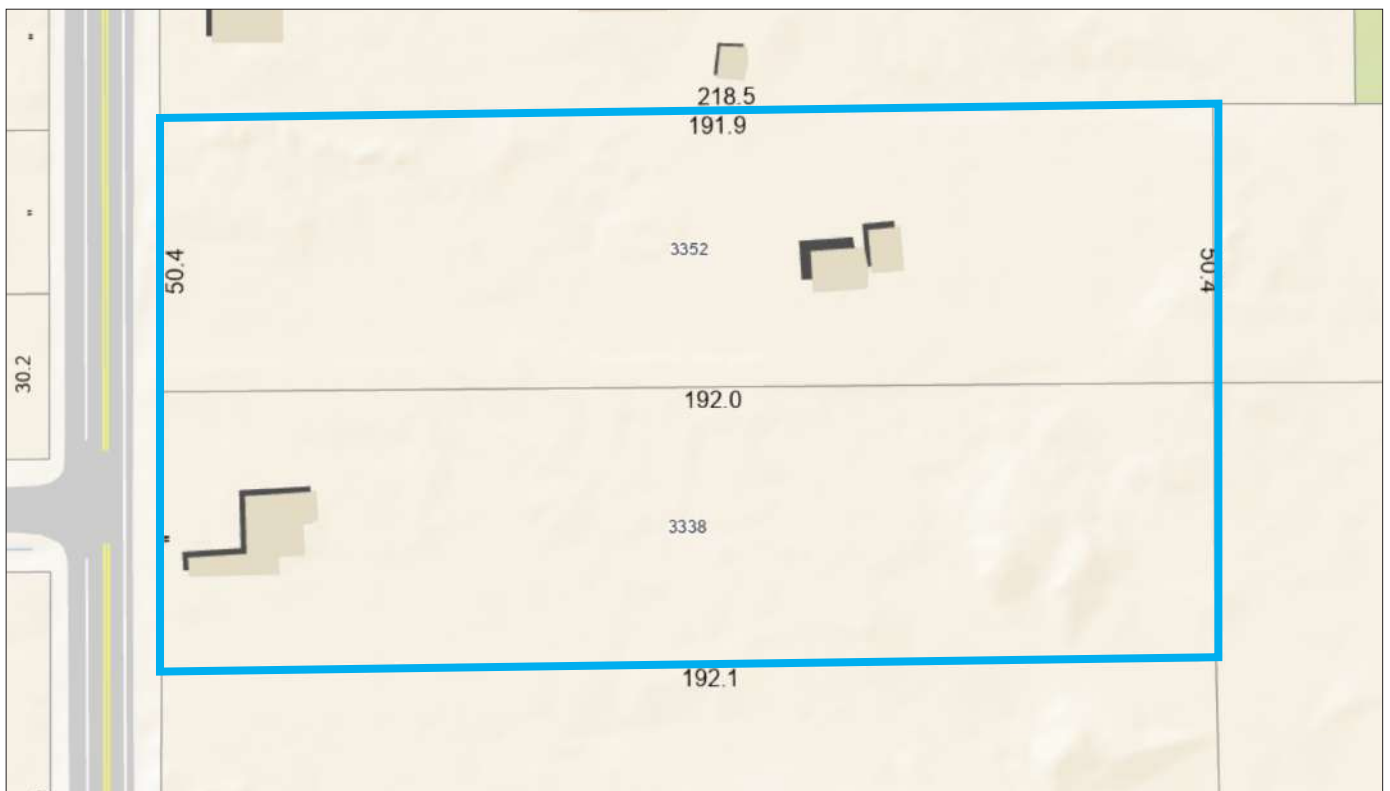


# LEGAL VIEW



# DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



**B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON LOT 32 PLAN 64857 AND SOUTH HALF OF THE NORTH HALF OF THE SW QUARTER OF THE SOUTH WEST QUARTER SECTION 26 TOWNSHIP 7 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 10662) BOTH IN SECTION 26 TOWNSHIP 7 NEW WESTMINSTER DISTRICT**

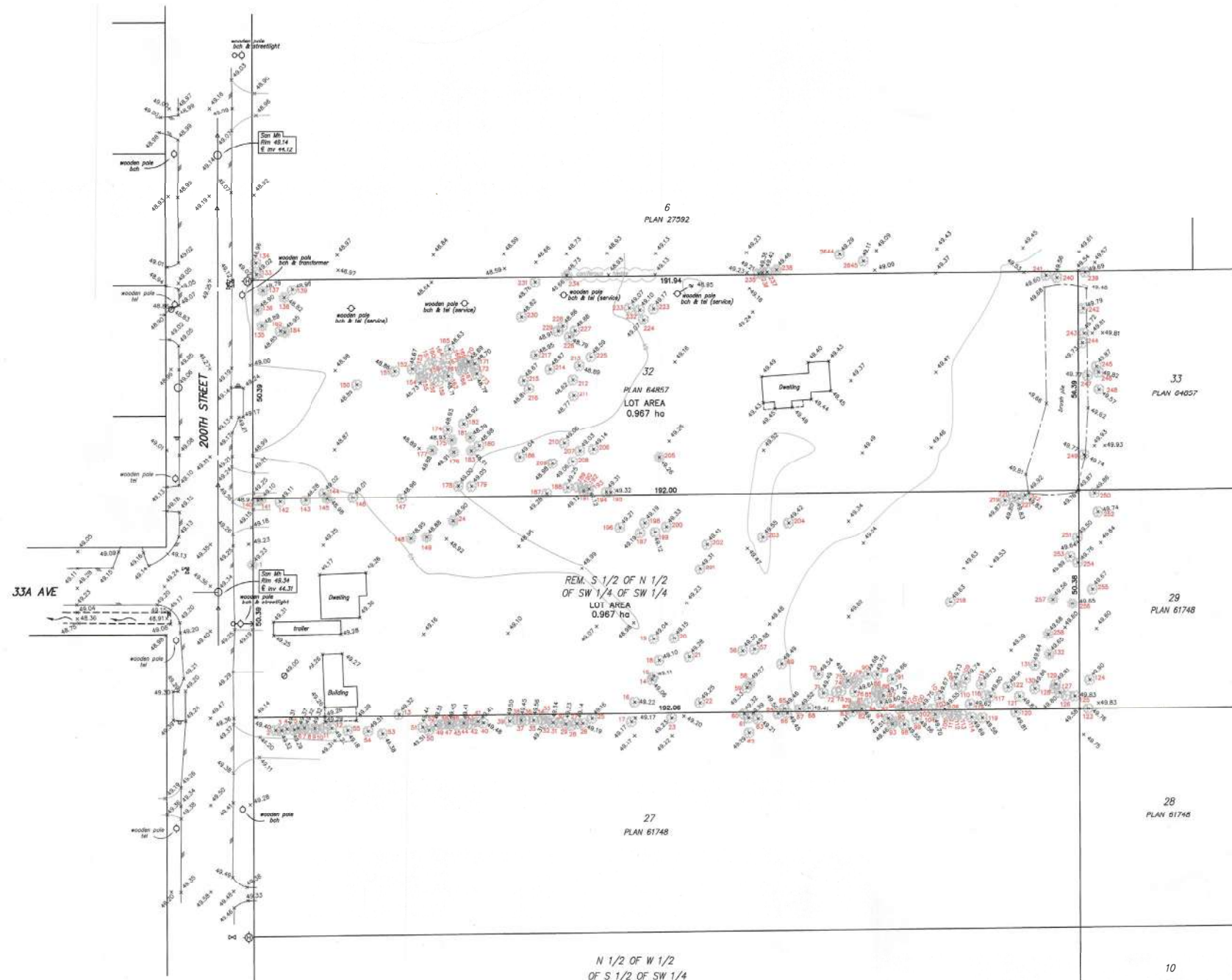
TOWNSHIP OF LANSLEY

SCALE = 1:500

"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 614mm (24") in width by 810mm (32") in height (Architectural D size) when plotted at a scale of 1:500

P.L.D. 003-475-650 (LOT 32)
CHAC ADDRESS: #3332 200th STREET
P.L.D. 004-629-883 (Rem S 1/2 of N 1/2)
CHAC ADDRESS: #3338 200th STREET



**NOTE:** Elevations shown are in METRES and derived from GEODETIC DATUM (CHD2800VAD)

**BM:** Monument #894700 - 33A Avenue & 199th Street GEODETIC ELEV. 48.469m(ChD2800VAD)

**NOTE:** LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS LOT DIMENSIONS ARE DERIVED FROM PLANS 61748 & 64857

**CONTOURS ARE AT 0.5m INTERVALS**

SOUTH FRASER LAND SURVEYING LTD.  
#712 - 12992 76th AVENUE  
SURREY, B.C. V3W 2V6  
604-599-1886  
181221E.V

REC TAG No.	DESCRIPTION	DIAMETER (mm)	REC TAG No.	DESCRIPTION	DIAMETER (mm)
1	deciduous cluster	300	131	coniferous	300
2	coniferous 620	132	deciduous 740	coniferous	300
3	coniferous 640	133	coniferous 400	coniferous	300
4	coniferous 460	134	coniferous 280	coniferous	300
5	coniferous 200	135	deciduous 200	coniferous	300
6	coniferous 420	136	deciduous 180	coniferous	300
7	coniferous 400	137	deciduous cluster	coniferous	300
8	coniferous 250	138	deciduous 150	coniferous	300
9	coniferous 460	139	coniferous 300	coniferous	300
10	coniferous 360	140	coniferous 250	coniferous	300
11	coniferous 380	141	coniferous 100	coniferous	300
12	coniferous 440	142	coniferous 650	coniferous	300
13	coniferous 650	143	coniferous 580	coniferous	300
14	coniferous 450	144	coniferous 300	coniferous	300
15	coniferous 760	145	deciduous 220	coniferous	300
16	coniferous 310	146	coniferous 800	coniferous	300
17	coniferous 300	147	coniferous 600	coniferous	300
18	coniferous 500	148	coniferous 200	coniferous	300
19	coniferous 280	149	deciduous 2150	coniferous	300
20	coniferous 480	150	coniferous 370	coniferous	300
21	coniferous 500	151	coniferous 200	coniferous	300
22	coniferous 800	152	coniferous 200	coniferous	300
23	coniferous 500	153	coniferous 260	coniferous	300
24	deciduous 2,200	154	coniferous 360	coniferous	300
25	coniferous 800	155	coniferous 740	coniferous	300
26	coniferous 300	156	coniferous 280	coniferous	300
27	coniferous 200	157	coniferous 240	coniferous	300
28	coniferous 280	158	coniferous 740	coniferous	300
29	coniferous 300	159	coniferous 260	coniferous	300
30	coniferous 230	160	coniferous 210	coniferous	300
31	coniferous 400	161	coniferous 220	coniferous	300
32	coniferous 200	162	coniferous 740	coniferous	300
33	coniferous 500	163	coniferous 140	coniferous	300
34	coniferous 300	164	coniferous 360	coniferous	300
35	coniferous 2,200	165	coniferous 360	coniferous	300
36	coniferous 800	166	coniferous 220	coniferous	300
37	coniferous 300	167	coniferous 740	coniferous	300
38	coniferous 280	168	coniferous 200	coniferous	300
39	coniferous 400	169	coniferous 100	coniferous	300
40	coniferous 400	170	coniferous 100	coniferous	300
41	coniferous 360	171	coniferous 710	coniferous	300
42	coniferous 600	172	coniferous 140	coniferous	300
43	coniferous 420	173	coniferous 240	coniferous	300
44	coniferous 420	174	coniferous 150	coniferous	300
45	coniferous 420	175	deciduous 150	coniferous	300
46	coniferous 340	176	deciduous 190	coniferous	300
47	coniferous 340	177	deciduous 140	coniferous	300
48	coniferous 500	178	coniferous 320	coniferous	300
49	coniferous 180	179	coniferous 200	coniferous	300
50	coniferous 180	180	coniferous 200	coniferous	300
51	coniferous 280	181	deciduous 2,200	coniferous	300
52	coniferous 150	182	deciduous 180	coniferous	300
53	coniferous 250	183	deciduous 200	coniferous	300
54	coniferous 230	184	deciduous 200	coniferous	300
55	coniferous 170	185	coniferous 300	coniferous	300
56	coniferous 100	186	coniferous 600	coniferous	300
57	coniferous 170	187	coniferous 300	coniferous	300
58	deciduous 40	188	coniferous 300	coniferous	300
59	coniferous 150	189	coniferous 370	coniferous	300
60	coniferous 150	190	coniferous 210	coniferous	300
61	coniferous 180	191	coniferous 110	coniferous	300
62	coniferous 250	192	coniferous 300	coniferous	300
63	coniferous 420	193	coniferous 120	coniferous	300
64	coniferous 500	194	coniferous 520	coniferous	300
65	coniferous 400	195	coniferous 400	coniferous	300
66	coniferous 220	196	coniferous 650	coniferous	300
67	coniferous 300	197	coniferous 300	coniferous	300
68	coniferous 370	198	coniferous 330	coniferous	300
69	coniferous 620	199	coniferous 240	coniferous	300
70	coniferous 200	200	coniferous 600	coniferous	300
71	coniferous 150	201	coniferous 150	coniferous	300
72	coniferous 180	202	coniferous 800	coniferous	300
73	coniferous 110	203	coniferous 800	coniferous	300
74	coniferous 120	204	coniferous 620	coniferous	300
75	coniferous 420	205	deciduous 2,130	coniferous	300
76	coniferous 260	206	deciduous 1,500	coniferous	300
77	coniferous 300	207	coniferous 370	coniferous	300
78	coniferous 170	208	coniferous 200	coniferous	300
79	coniferous 140	209	coniferous 420	coniferous	300
80	coniferous 320	210	coniferous 140	coniferous	300
81	coniferous 340	211	coniferous 130	coniferous	300
82	coniferous 340	212	coniferous 420	coniferous	300
83	coniferous 230	213	coniferous 600	coniferous	300
84	coniferous 240	214	coniferous 600	coniferous	300
85	coniferous 400	215	coniferous 230	coniferous	300
86	coniferous 370	216	coniferous 280	coniferous	300
87	coniferous 500	217	coniferous 620	coniferous	300
88	deciduous 150	218	coniferous 180	coniferous	300
89	coniferous 360	219	coniferous 480	coniferous	300
90	coniferous 140	220	coniferous 300	coniferous	300
91	coniferous 140	221	coniferous 160	coniferous	300
92	coniferous 140	222	coniferous 380	coniferous	300
93	coniferous 220	223	coniferous 600	coniferous	300
94	coniferous 200	224	coniferous 500	coniferous	300
95	coniferous 500	225	coniferous 600	coniferous	300
96	coniferous 480	226	coniferous 380	coniferous	300
97	coniferous 480	227	coniferous 380	coniferous	300
98	coniferous 480	228	coniferous 380	coniferous	300
99	coniferous 310	229	coniferous 450	coniferous	300
100	coniferous 310	230	coniferous 140	coniferous	300
101	coniferous 100	231	coniferous 550	coniferous	300
102	coniferous 470	232	coniferous 140	coniferous	300
103	coniferous 480	233	coniferous 550	coniferous	300
104	deciduous multi-stem	234	coniferous 220	coniferous	300
105	coniferous 770	235	deciduous 200	coniferous	300
106	coniferous 100	236	deciduous 120	coniferous	300
107	coniferous 250	237	coniferous 210	coniferous	300
108	coniferous 300	238	deciduous 740	coniferous	300
109	coniferous 240	239	coniferous 490	coniferous	300
110	coniferous 100	240	coniferous 160	coniferous	300
111	coniferous 400	241	coniferous 160	coniferous	300
112	coniferous 100	242	coniferous 650	coniferous	300
113	coniferous 160	243	coniferous 170	coniferous	300
114	coniferous 450	244	coniferous 230	coniferous	300
115	coniferous 430	245	coniferous 480	coniferous	300
116	coniferous 450	246	coniferous 360	coniferous	300
117	coniferous 390	247	coniferous 330	coniferous	300
118	coniferous 390	248	coniferous 280	coniferous	300
119	coniferous 420	249	coniferous 160	coniferous	300
120	coniferous 320	250	coniferous 450	coniferous	300
121	coniferous 310	251	coniferous 600	coniferous	300
122	coniferous 380	252	coniferous 370	coniferous	300
123	coniferous 350	253	coniferous 300	coniferous	300
124	coniferous 270	254	coniferous 500	coniferous	300
125	coniferous 340	255	coniferous 370	coniferous	300
126	coniferous 160	256	deciduous 2,130	coniferous	300
127	coniferous 470	257	deciduous cluster	coniferous	300
128	coniferous 370	258	deciduous 200	coniferous	300
129	coniferous 270	259	coniferous 350	coniferous	300
130	coniferous 120	260	coniferous 360	coniferous	300

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**The Road Parcel: 3338 200 St**

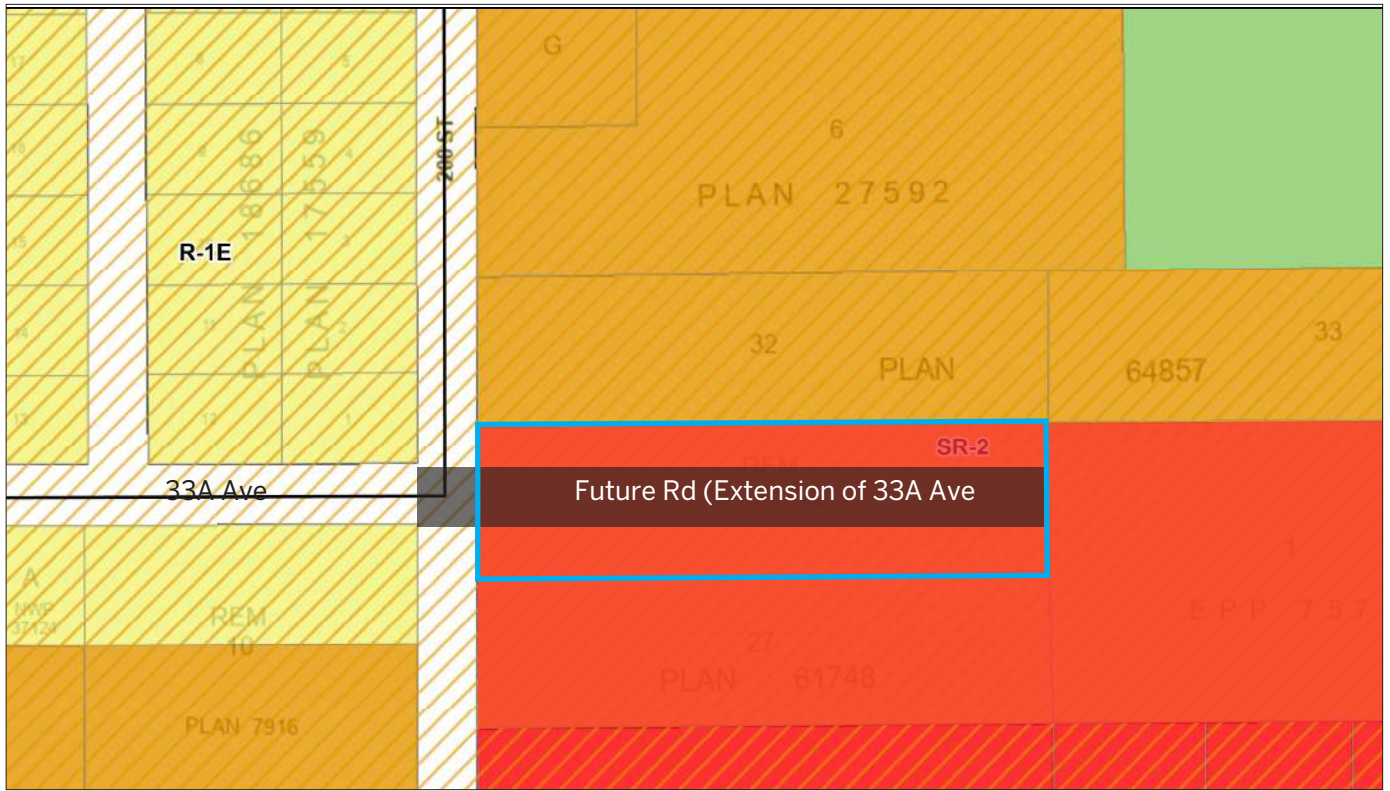
# 3338 200 St, Langley - Brookwood



## BOOTH LAND USE MAP

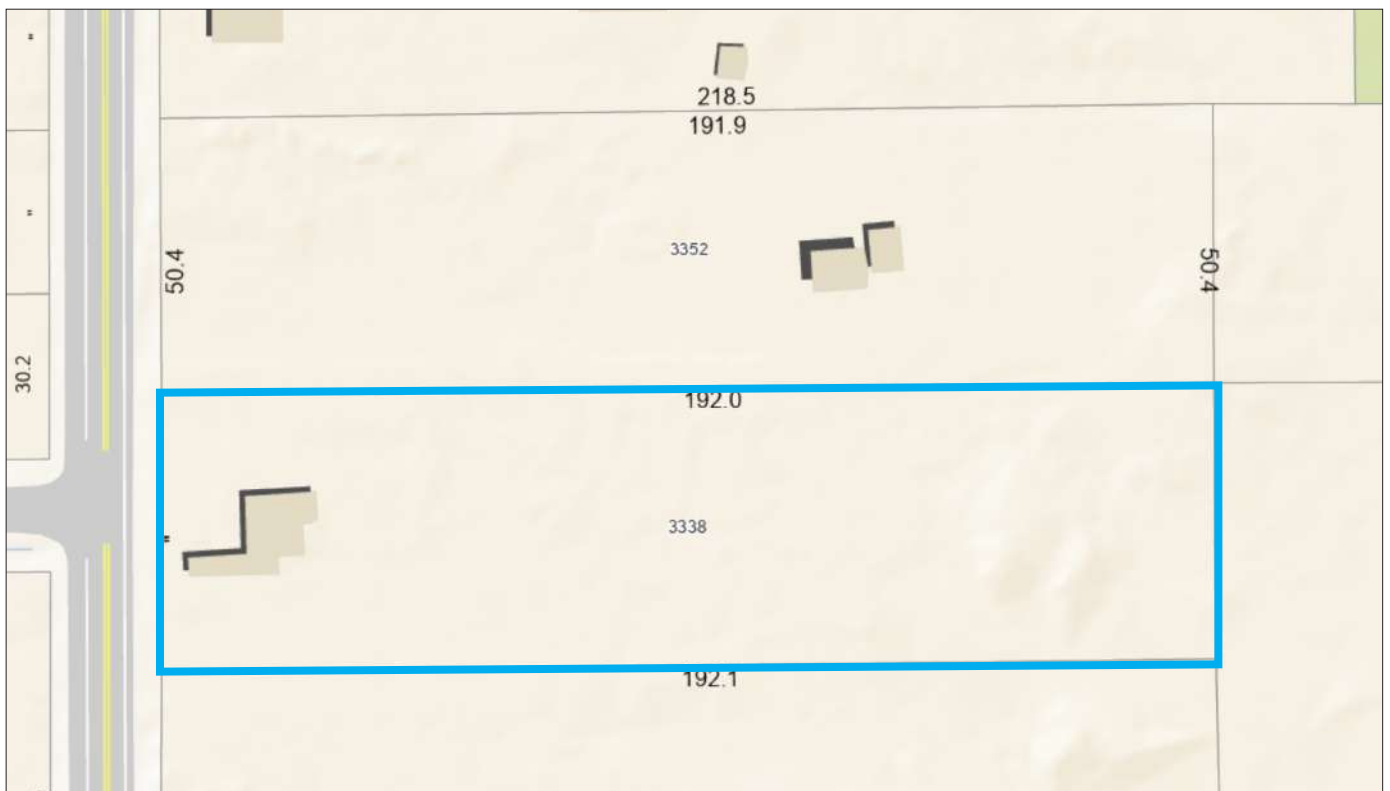


# LEGAL VIEW



# DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



# BOOTH LAND USE MAP: FULL VIEW

**SUBJECT**

3338 200 St

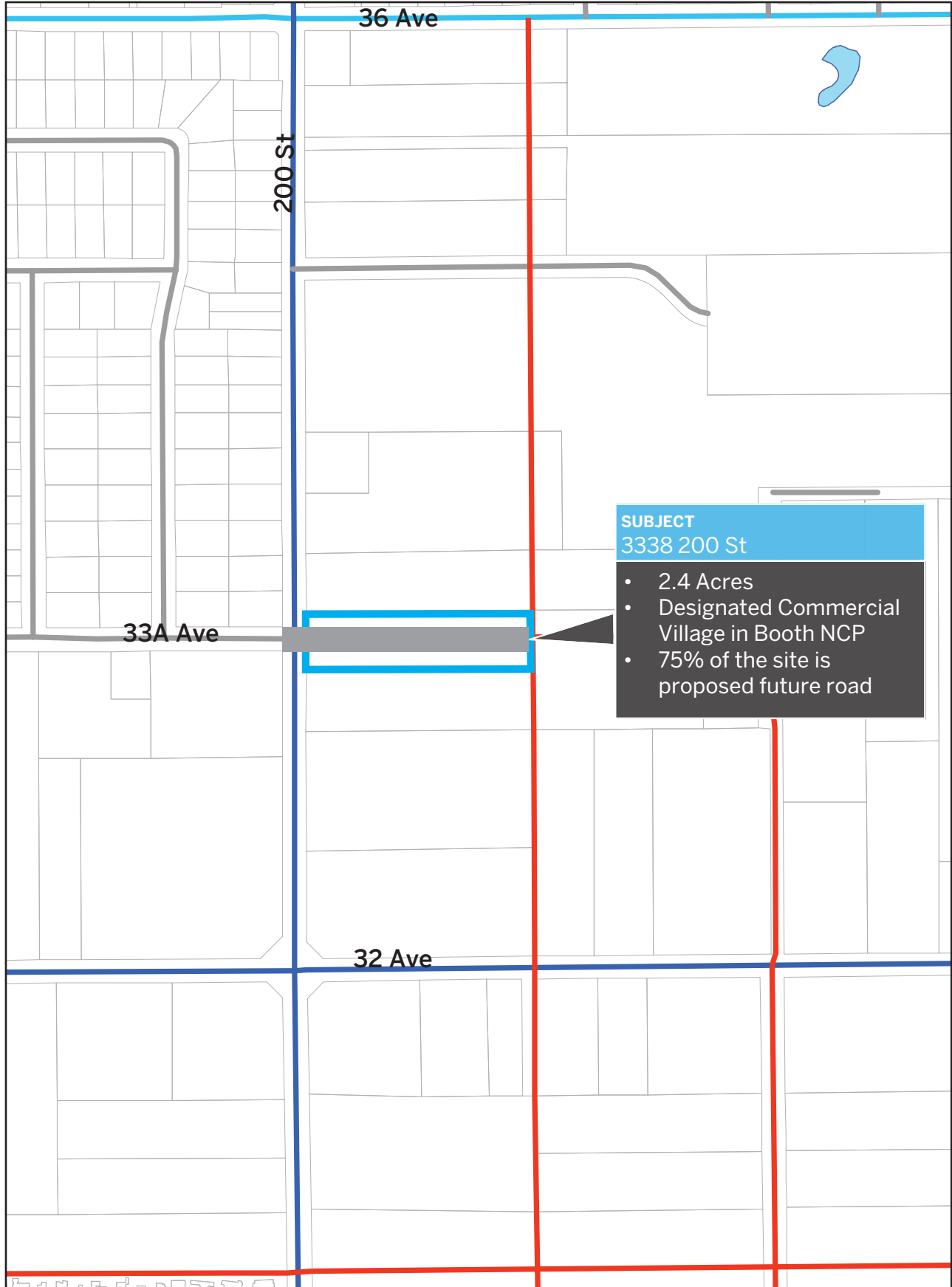
- 2.4 Acres
- Designated Commercial Village in Booth NCP
- 75% of the site is proposed future road



## Booth Neighbourhood Land Use Plan

SSMUH 2 (Minimum 7,000 ft2)	Commercial Village	School/Park Site	Neighbourhood Boundary
SSMUH 3 (Minimum 5,000 ft2)	Utility	Park and Open Space	Landscape Buffer
Rowhouse/Townhouse	Employment	Aquatic Conservation	
Apartment	Institutional	Existing School	
Manufactured Home Park			

# BROOKSWOOD ROAD NETWORK



# 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](mailto:team@varinggroup.com)

