

BRITISH COLUMBIA

DECEMBER 2021

# LUXURY<sup>TM</sup>

## HOMES FOR SALE



### *Trail Estate*

32 Acres

FEATURE PROPERTY



21734 & 21848 TELEGRAPH TRAIL, LANGLEY | \$14,800,000



**Sotheby's** | Canada  
INTERNATIONAL REALTY

COMPLIMENTS OF  
**RACHEL DIESING**  
LUXURY REALTOR



# RACHEL DIESING

## *Inspired Real Estate*



Luxury real estate is what I live for.

There's nothing I enjoy more than discussing the merits of a beautiful property, delving into the subtleties around location, design and quality.

I put this passion to work for my clients every day, proudly introducing them to new homes in Langley, South Surrey, White Rock and the Greater Vancouver area. Whether you're looking for a home for the rest of your life or a shrewd investment, I'm ready to help you find the perfect property at the best possible price.

I've built up incredible personal and professional connections in my community over the past 18 years and I believe they play a critical role in my happiness and my success as a luxury realtor. My trusted network of professional contacts strengthens my offering to clients and helps them navigate the complexities of buying and selling real estate. I've also been fortunate to cultivate a circle of Luxury Buyers, Sellers, and Luxury Realtor Connections that assist me in finding my most discerning clients properties that fulfill specialized needs.

The most important connections of all are those that I make with my clients. I feel honoured that they trust me to help them with likely the most important transaction in their lives. Once I've worked with a client to buy or sell a home, I truly hope that I've also made a new friend – a connection that will last a lifetime.

I honor my clients by giving them a Concierge Style Experience that ensures they get the best representation, resources and a knowledge that their interests were paramount to me.

604-789-3156 | [rdsothebys.com](http://rdsothebys.com)

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High Resolution Photos provided by:



/ Pleasant Productions



*'Tis the Season to...*



GIVE  
BELIEVE  
SPARKLE  
BE JOYFUL  
SING CAROLS  
PARTY, PARTY  
DECK THE HALLS  
BE MERRY & BRIGHT  
KISS UNDER MISTLETOE  
BE WITH YOUR LOVED ONES  
INDULGE IN HOLIDAY TREATS  
DREAM OF A WHITE CHRISTMAS  
MISS THOSE WHO ARE FAR AWAY  
CREATE MEMORIES FOR YEARS TO COME  
HUG YOUR LOVED ONES A LITTLE TIGHTER  
REFLECT ON THE YEAR THAT IS BEHIND US



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# Welcome to the Trail Estate

21734 & 21848 TELEGRAPH TRAIL, LANGLEY | \$14,800,000



5 BEDS | 8 BATHS | 8,424 SQ.FT. HOME | MLS#R2531143

The Main residence is an Elegant representation of a Modern Farmhouse design. 5 bedrooms, 8 bathrooms, 8,424 square foot home on 32 rolling Acres. Quality built with exquisite design. Located 5 minutes from the village of Fort Langley. Thunderbird Equestrian Park, Local Wineries, and Golfing. Multiple Income producing buildings on site, as well as a property that can be used for many different Business options such as Growing, Livestock, Storage, or Equestrian pursuits. This property is also very close to highways for close and easy access to Airports, and Downtown Vancouver. Whether you want a private income producing estate for your family, or just a commercial operation, this property has it all. **Welcome Home.**

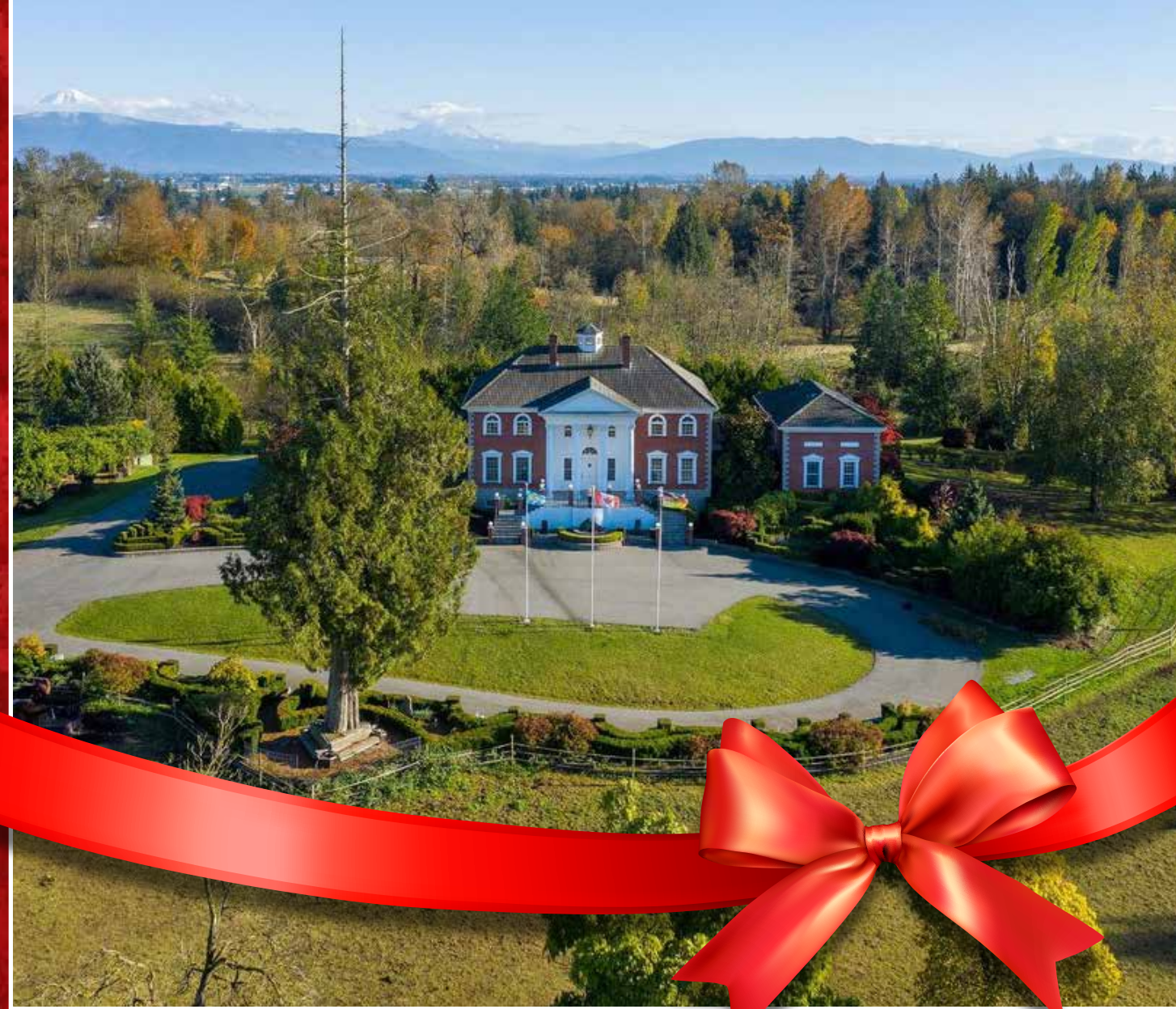


Photo credit: Pleasant Productions



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# Serenity Ridge Luxury Estate

558 248 STREET, LANGLEY | \$16,900,000

5 BEDS | 7 BATHS | 12,400 SQ.FT. HOME | 47.3 ACRES

You won't want to leave this estate. You are tucked away safely in your mansion with 13,000 sqft under roof, gracefully overlooking your private acreage. (20ha) This estate home is positioned in the middle of your property, with stunning mountain views, and views of your outdoor riding arena and various pastured animals. You are the lucky owner of a tennis court, indoor pool, hot tub, sauna, fitness room and various outdoor BBQ terraces and fireplaces. Also a second home for your family or caretaker. This property has 2 wells and a generator that services the entire property ! Contact Rachel Diesing, real estate agent with Sotheby's International Canada. "Buy Land ! They are not making it anymore" Mark Twain



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# *Limestone Executive Estate*

362 198 STREET, LANGLEY | \$5,388,000

4 BEDS | 5 BATHS | 7,096 SQ.FT. HOME | MLS#R2616725

Exquisitely designed and meticulously maintained home for an elite lifestyle featuring expert craftsmanship, one of a kind layout, and superb styling. Attention to detail and quality finishing. Construction by renowned builder Thoroughbred properties on a quiet cul-de-sac in prestigious Highpoint Equestrian Estates. This 7000 square foot home features 4 bedrooms, 5 bathrooms within a gated and fully hedged private manicured yard measuring just under an acre. This property has too many features to mention. A must see for executives or empty nesters searching for an exceptional home.



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# Mountain View Luxury Estate

203 199 STREET, LANGLEY | \$5,200,000

9 BEDS | 11+1 BATHS | 9,342 SQ.FT. HOME | MLS#R2447641

This majestic entry mimics the mountain peaks visible to the north side of this custom designed and built, well appointed home. You will know you have "arrived" parking your vehicles in one of 7 covered spaces, with plenty of room for visitor vehicles as well. The Great room boasts window heights of 30' front to back bringing in as much light as desired while taking full advantage of the view to the pool and beyond. The kitchen is designed with entertaining in mind yet has that cozy feel we crave. AND a nanny or guest suite above 2car garage for convenience. *The attention to detail needs to be seen to appreciate.*



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# Panoramic Splendor

8492 HUCKLEBERRY PLACE, CHILLIWACK | \$2,399,000

3 BEDS | 3 BATHS | 3,720 SQ.FT. HOME | MLS#R2476949

Welcome to the Panoramic splendor of Chilliwack Mountain. Gated, and almost 5 acres with a view to die for. 3 bedrooms and 3 bathrooms. Vaulted ceilings, huge windows, and views from every room. Huge Garage for car collectors. Quality throughout. Oak kitchen with granite counters, stainless appliances, and lots of workspace to create culinary masterpieces. Numerous decks for enjoying the views. Want to build that little guest house for Grandma and Grandpa? It's possible here! Newly renovated with many upgrades. Design. Character. Quality. A wonderful place to call home. *A wonderful place to call home.*



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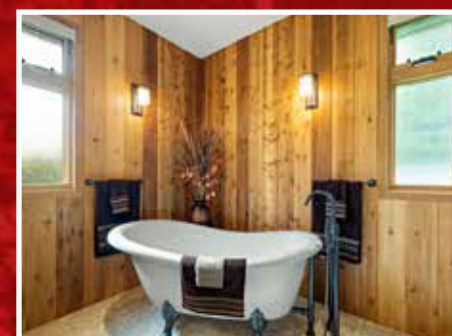


# Welcome to River's Landing

49362 NEVILLE ROAD, CHILLIWACK | \$1,900,000

2 BEDS | 2 BATHS | 1,350 SQ.FT. HOME | MLS#R2579989

Beautiful Riverfront home waiting for that outdoor enthusiast! Golfing nearby, and Cultus Lake activities also. Quality built home with every amenity included. Generator and A/C. Gated Property is .35 of an acre. 2 bedrooms and 2 bathrooms. 1350 square foot. home. Chef's dream kitchen for preparing the catch of the day. Many personal touches such as hand carved mantle, and furniture built by local crafters. Surrounded by panoramic mountain views, Watch the eagles soar from your back deck. This is an amazing vacation home, or a retirement dream home full-time. Imagine fishing from your own back yard! Turnkey option is available for those who want to purchase furnished. Just bring your suitcase, fishing rod, and move in! Less than a 1 hour drive from Vancouver.



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## EVERY PROPERTY IS DIFFERENT

Every Property is Unique ! We market each property differently according to it's own merits. We focus on it's individual potential. These attributes can range from lifestyle amenities to commercial or development opportunities.

## YOUR PROPERTY DESERVES TO BE IN THE SPOTLIGHT

This is your precious investment. We also value your trust with this, and your needs are paramount to us. Every property is special to us, and we strive to give your investment the absolute best representation and exposure in local, national, and international markets.

## CONCIERGE STYLE SERVICE IS OUR SPECIALTY

We assist you in navigating the process of selling and marketing your home or investment property. We understand the stress that sometimes comes with selling a home, and we strive to ensure your experience is as seamless as possible.

## WORLDWIDE EXPOSURE

Marketing is our forte. Worldwide exposure is a big part of our marketing platform. Luxury magazines, multimedia exposure and custom online marketing are just a few of the services we offer. Luxury quality cinematic features, and high resolution photos add to our marketing mystique also. We want to ensure that your property gets the ultimate and absolute highest level of exposure to buyers locally, nationally, and internationally.

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RACHEL DIESING  
*Sold Listings*



**SOLD !** Home in High Point Estates



\$6,290,000  
20030 2nd Avenue, Langley

**SOLD IN 10 DAYS !** Silver Fox Equestrian



\$5,299,000  
1061 216 Street, Langley

**SOLD !** Home in High Point Estates



\$4,880,000  
388 200 Street, Langley

**SOLD !** Home in High Point Estates



\$4,440,000  
19767 3A Avenue, Langley

**SOLD !** Home in High Point Estates



\$3,999,000  
354 198 Street, Langley

**SOLD !** Luxury on 2.43 acres



\$3,900,000  
24664 87 Avenue, Langley

**SOLD !** Ranch Style Retreat on 4.5 Acres



\$3,500,000  
26020 26 Avenue, Langley

**SOLD !** Farm Style City Escape



\$3,333,000  
25639 48 Avenue, Langley

**JUST SOLD !** Luxury Estate in Maple Ridge




\$3,200,000  
12295 267 Street, Maple Ridge

**SOLD !** Home in High Point Estates



\$3,288,000  
20165 1st Avenue, Langley

**SOLD !** Home in High Point Estates



\$2,999,000  
243 198 Street, Langley

**SOLD !** Home in High Point Estates




\$2,999,000  
244 198 Street, Langley

**SOLD !** Morgan Creek Luxury



\$2,900,000  
16439 High Park Avenue, South Surrey

**JUST SOLD !** Luxury Estate in Langley



\$2,480,000  
24779 59A Avenue, Langley

**SOLD !** Ocean Park



\$2,200,000  
1972 Laronde Drive, South Surrey

**SOLD !** Tulameen Lake View Estate

\$6,500,000  
112 Lockie Road, Tulameen

**SOLD !** Home in High Point Estates

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388 200 Street, Langley

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# Family Fun Christmas Games



## ROLL THE DICE GIFT EXCHANGE

- ROLL 2:** Steal any gift or choose to keep your gift\*
- ROLL 3:** Trade gifts with anyone wearing red
- ROLL 4:** Trade gifts with the person on your right
- ROLL 5:** All Pass - Everyone pass their gift once to the right
- ROLL 6:** Guys Only - Pass their gift once to the left
- ROLL 7:** Unwrap your gift, if unwrapped, roll again
- ROLL 8:** Gals Only - Pass their gifts to the right
- ROLL 9:** All Pass - Everyone pass their gift once to the left
- ROLL 10:** Unwrap your gift, if unwrapped, roll again
- ROLL 11:** Trade gifts with anyone wearing green
- ROLL 12:** Steal any gift or choose to keep your gift\*\*

\*Once a player keeps a gift, it is no longer passed

\*\* Once a player chooses to keep their gift they no longer participate in the gift passing or stealing.

Party Game Ideas



## STOCKING GUESSING GAME

First, you need a host to put random items in a stocking. Once it's stuffed, tie a ribbon or string around the top of the stocking so that no one can peek. Sit in a circle and pass it around to let everyone feel what's inside. Give them note cards so that they can write down their guesses. The person who guesses the most correct items wins.



## Rachel's Favourite Christmas Thumbprint Cookies

1 cup of unsalted butter  
2/3 cup granulated sugar  
2 large egg yolks room temperature  
1 teaspoon pure vanilla extract  
1/4 teaspoon salt  
2 and 1/3 cups (290 grams) all-purpose flour spooned & leveled  
1/2 cup strawberry or apricot jam

### INSTRUCTIONS

1. Preheat oven to 350°F (177°C). Line two large baking sheets with parchment paper or silicone baking mats and set aside.
2. In the bowl of a stand mixer fitted with the paddle attachment, or in a large mixing bowl using a handheld mixer, cream together the butter and sugar for 1-2 minutes or until well combined. Mix in the eggs yolks, vanilla extract, and salt until fully combined, then mix in the flour. The mixture will be a little crumbly at first but it will come together as you continue mixing it.
3. Using a one-tablespoon cookie scoop or measuring tablespoon, measure out the cookie dough, roll into balls, roll each one in granulated sugar (optional), then place on the prepared baking sheets.
4. Use your thumb (or the handle of a large wooden spoon) to press an indentation into each ball of cookie dough. Spoon 1/2 teaspoon of jam into the indentation in each one.
5. Bake at 350°F (177°C) for 12-14 minutes or until the cookies are set and the bottoms are lightly browned. Remove from the oven and cool on the baking sheet for 10 minutes, then carefully transfer the cookies to a wire rack to cool completely.

### NOTES

Cookies may be stored in an airtight container at room temperature or in the refrigerator for up to 4 days.

**Freezing Instructions:** Baked cookies will freeze well for up to 3 months, thaw to room temperature before serving. Cookie dough will also freeze well for up to 3 months. Thaw overnight in the refrigerator, then roll in sugar and fill with jam right before baking.

**Egg Yolks:** It's best for the egg yolks to be at room temperature. If you forget to set them out ahead of time, simply place the eggs in a bowl of warm water for 5-10 minutes before separating them.

**Jam:** I used Bonne Maman Strawberry and Apricot jam in these cookies. Feel free to use your favorite brand and flavor!




## Rachel's Mulled Apple Cider

4 cups of apple cider	2tsp whole cloves
4 cups of fresh orange juice	1 lemon - sliced
4 cups of cranberry juice	1 orange - sliced
3 cinnamon sticks	1/2 cup of brown sugar
2 fresh ginger pieces	

### INSTRUCTIONS:

Combine all the ingredients in a slow cooker and cook on low for 6-8 hours. Serve warm. (It also makes your home smell fabulous!)



# RACHEL DIESING

Luxury Realtor

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*Happy  
Holidays!*

**21848 & 21734 TELEGRAPH TRAIL, LANGLEY**

See page 4 for details



*Welcome to the Trail Estate*