

BRITISH COLUMBIA

LUXURYTM

HOMES FOR SALE



FEATURE PROPERTY

HIGH POINT EQUESTRIAN CENTER

THE ULTIMATE TROPHY

658 200TH STREET* | HIGHPOINT EQUESTRIAN CENTRE | \$24,588,000

MLS R2445898



COMPLIMENTS OF

RACHEL DIESING
LUXURY REALTOR

Sotheby's | Canada
INTERNATIONAL REALTY



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.



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A BUSY MOM'S CHRISTMAS STORY...

Written by Rachel Diesing

The leaves now gone, I walked up my beautiful tree lined street. The only sound was the wind, rushing through the branches, welcoming winter's impending snowfall.

I sighed. As a working Mom, Christmas always made me feel so stressed out. Gone was the warmth and safety of childhood, and the excitement of sugar coated Christmas cookies, and our brightly lit tree. Instead, it has been replaced with "10 shopping days till Christmas," and a house to clean, and presents to wrap, and food to be cooked.

How do I recapture the meaning of this season? How do I get us back to the simplicity of baking Christmas cookies and decorating the tree together? What about setting up our manger with the baby Jesus and the wise men together? (Instead of me doing it, while my husband and son sit and stare at their cell phones...)

As I continued to walk, hands in my coat pockets, I chuckled to myself.

Memories of previous Christmases came back to me. I remember saying, "What do you think? Should we put the manger here? Hang this ornament there?" They would laugh at me, and I knew completely, they were not interested whatsoever... I thought to myself, "Have we forgotten about why we do this?" "Have we lost the reason for the season?"

I decided at this moment, that this Christmas would be different. When I get home, I will tell them how I'm feeling, and we will work harder at celebrating this season like a family. Done.

I turned the corner back onto my street. I was feeling the evening's chill, and I was looking forward to getting home, sitting in front of the fireplace with my guys and discussing my "plan."

It was starting to get dark, so I walked a little faster.

As I'm getting closer to home, I notice down my street a beautifully lit property with sparkling white lights. The trees, the house, even down the sides of the driveway!! It was so beautiful.

Now standing in front of my house – I was speechless.

Oh my goodness. The lights were on my house!!

In the time it had taken for me to take my walk around our neighborhood, my husband and son had hung Christmas lights on our trees and house, and lovingly placed out our Christmas manger display. Tears came to my eyes, as I see both my husband and son beaming, knowing they had done something so special.

It was then that I realized that my love of the Christmas season, and the yearly traditions we shared, had rubbed off on my family also.

Christmas magic was alive and well!



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THIS IS HIGH POINT
EQUESTRIAN CENTRE...



THE
ULTIMATE
TROPHY





658 200TH STREET, HIGHPOINT EQUESTRIAN CENTRE | \$24,588,000

Perhaps one of the most exclusive and prestigious opportunities in Vancouver and the surrounding areas comes our offering of High Point Equestrian.

Set as the backdrop amongst multi-million dollar homes, High Point equestrian far surpasses that of the well known Southlands/Shagnessy esteem, lifestyle and convenience.

The High Point development was carved from a hillside in South Langley creating stunning vistas, immense privacy and an incredible secure environment to call home.

164 homes grace this enclave, all on large lots ranging from .5 - 4.5 acres. Intertwining trails and green spaces zig and zag from these beautiful homes to the door step of High Point Equestrian.

The facility itself is state of the art. Premium materials take shape within the beauty of the natural surroundings. A mere minute from one of the largest and most pristine parks in the Fraser Valley lies Campbell Valley Regional Park. 10 minutes to the wonderful beaches of White Rock and the vast shopping and restaurant network of South Surrey and Morgan Crossing. 30 minutes to YVR and 40 minutes to downtown Vancouver make this one of a kind property the ultimate trophy.

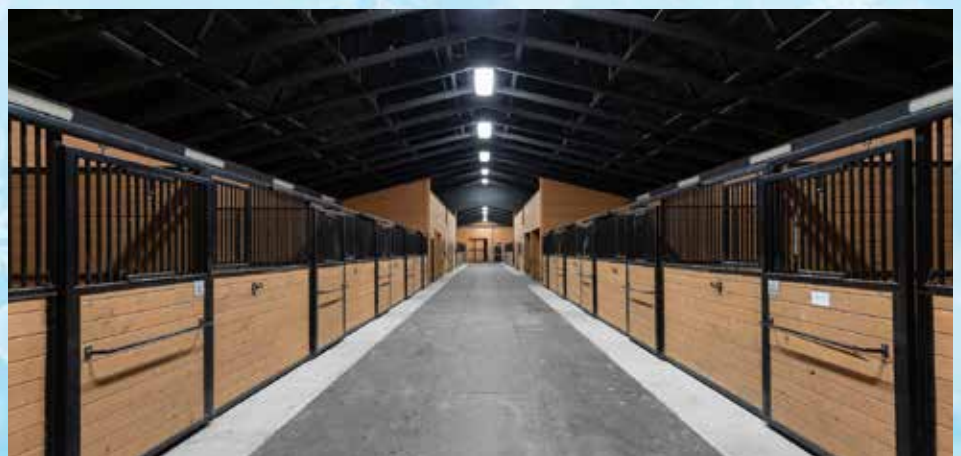
As the cornerstone to the High Point development itself the care

and attention the facility received as expected is of superior quality.

Starting with a world class indoor arena with intense importance on footing and environment for an elite equestrian experience, High Point has succeeded in becoming a pre-eminent destination in Western Canada.

With two land parcels totaling nearly 13 flat acres this offering creates perfect set-up for either a continuance of the commercial enterprise or for an ultra exclusive private estate.

Continued next page





THE HIGH POINT CLUBHOUSE:

Over 5000 sqft of beautifully appointed commercially built facility (fully wheel chair accessible). The main floor consisting of a stunning bank of windows allowing for a first class viewing of the massive indoor arena. The open space concept throughout keeps the executive lounge with over sized seating and large stone fireplaces, granite covered kitchen and bar area along with the pool table and recreational area all within sight. Sonos sound and large screen TV's adorn to complete the entertainment experience. Additional rooms include a corner office and a purpose built wine and spirits room with 40 lockers. Spring and summers are especially enjoyed as the glass wall system opens to the wonderful west facing well appointed front decks. As one can imagine this has become a constant for luxury weddings and gatherings alike.

Upstairs provides an immense fitness space complete with large change rooms, office/massage area and top notch equipment one would expect from a property such as this. Matching windows from below to the indoor arena provide a glorious view to the equestrian world while the over sized sun drenched front deck allows for the ultimate in relaxation.

THE HIGH POINT ARENA'S:

Particular attention to footing has been the



focus of this elegant environment. Both indoor and outdoor competition sized arena's embrace the sought after Reiten Right GGT footing along with dust control for the discriminating equine industry. Care, attention and thoughtful consideration has been a constant in grooming the grounds for our privileged four legged friends. Watch the events close to the action in the bleachers or stay in the luxurious clubhouse never missing a step as the indoor arena's cameras and PA system provide the viewer with the option through multiple TV's or the large viewing windows. Comfort and excitement how ever you choose. An apt round/lunging pen closes out High Point Equestrian's full slate.

THE HIGH POINT BARN'S:

Two identical 20 stall barns. Visually impressive while keeping form and function paramount. Superior ventilation and circulation for equine and rider health. Each barn includes over sized 12X 12 rubber

matted stalls, private tack rooms, heated riders lounge with kitchen and washroom, grain and feed room, storage and equipment room, commercial laundry and drying room and large loft space for a variety of uses including hay storage. These barns are impressive and exceptionally spacious and gives one a feeling of country club elegance. 40 Large outdoor paddocks with shelters complete this equine dream.

THE HIGH POINT OUT BUILDINGS:

Building 1 Contains one open and two enclosed (16ft garage doors) areas. 20+ foot ceilings allow for a multitude of uses including purpose dry hay storage, vehicle, tractor or motor home storage.

Building 2 Semi attached to building 1, this two bay enclosed (garage doors) building provides a large workshop and housing for a variety of uses.

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SOTHEY'S INTERNATIONAL REALTY - CANADA



Building 3 Open 3 bay unit used for shavings, manure and tractor storage.

Building 4 Large fully enclosed farriers shed
All buildings built to the same high quality standards both architecturally and integrally.

THE GROUNDS AT HIGH POINT:

Electric key fob and touch pad gates. Covered walking areas on most of the property. Fully irrigated back to front. Non-restrictive driveways with paver stones to the clubhouse and hard crush to the barns and outbuildings. Parking for dozens of cars along with horse trailers and haulers. Extra large water feature at entrance with fountain. Tennis court and posh gardens add to the country club ambiance.

CARETAKERS HOME AT HIGH POINT:

This is not your average caretakers home.

Beautifully designed, this 2000 sqft, 3 bedroom, 3 bathroom (2 fulls) and detached garage is an extra treat. With a modern country appeal this quaint space will more than suffice. Views to the peaceful fields and outdoor arena along with a lovely deck and fully fenced area gives this an undeniable feeling of a home fit for anyone.

HIGH POINT- THE LOCATION:

This is what propels High point Equestrian to its levels of uniqueness and exclusivity. Adjacent on two sides of High point are managed trail systems maintained by the Township of Langley. To the South is the High point system which consists of 90 acres of dedicated green space including 11km of interconnecting trails. Ride, run or stroll through these wide open pathways that meander through multi-million dollar homes/properties and stunning landscapes.

To the North is the gem of Campbell Valley Park. One of a kind because of its size and beauty. A nearly 30 kms trail system encompassing some of the most beautiful grasslands, forests, water courses and foot bridges one could imagine. Unspoiled habitats due to its lesser known stature makes for endless exploring. Dedicated equine trails secure the pleasure and environment for both horse and rider. Seasonal cross-country fields used for schooling and events dot the calendar throughout the spring and summer. Another unique and enviable feature is having the facility on city sewer and water. A rarity as High Point is designated ALR allowing for very reasonable farm taxes while not having to burden themselves with the issues of septic and well water. Respect for the equestrian enthusiast is apparent throughout this exclusive area of High Point and South Langley.

Attention to detail from the footing and construction to the million dollar fire suppression systems in place creates peace of mind within the facility itself. Beauty, form and function, architecturally chic and a second to none location.

This is High point Equestrian, the ultimate trophy.



SERENITY RIDGE LUXURY ESTATE



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



Exclusive Equestrian Estate just down the road from International show venue Thunderbird Show Park that hosts shows in all disciplines year round for all levels. Property located by the Langley Regional Riding trail that leads into Campbell Valley riding park with cross country fences, free use arenas and endless trails and also by the trail to beautiful Aldergrove Lake Park with scenic riding trails. Just 15 Minutes to the beaches in White Rock and 45 Minutes to Vancouver. Located in Langley, the horse capital of BC.

Endless pastures that are drained for year round pasture use and are seeded with special horse grass/hay that does not get

poisonous mold when grazed, grass seeds chosen according to latest scientific research.

Owner builds German equestrian centers in North America, building site and plans are ready for a beautiful luxury equestrian center, unique in North America or bring your own custom design. Owner offers to build turn-key after property is sold.

Overlook the endless pastures from the mansion and watch your horses graze with mountain views from everywhere on the property and the house, with mount Baker sitting in the background majestically painting the perfect picture.



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SOTHEBY'S INTERNATIONAL REALTY - CANADA



Property is located on 248 street which is called "The Historic Otter Farm Trail". Beautiful farm businesses and shops stretch along it, so it is a prime location for your boarding business and additional farm or winery. Large parcels like this area already a limited edition but with the majestic colonial mansion, spanning 12,500 sqft it is a rare gem as no homes over 5400sqft are allowed on farm land.

The property includes a second home, which is also not allowed to add to new constructions anymore. It includes a fully established shop with hoist and inbuilt air and outdoor shelter for farm machines.

After training your horses, relax in the indoor pool, dry or wet sauna or the hot tub.

There is also a tennis court next to the mansion and a large outdoor BBQ area for large gathering with oversized BBQ with direct gas connection from the house.

The mansion sits in the middle of the acreage surrounded by a landscaped cedar hedge and beautiful British gardening architecture, giving the utmost privacy, away from the road and neighbors.

There is a second road frontage on a dead end road on the other end of the property should you need a second entrance and driveway for any farm business or boarders.

This is truly a rare occasion to buy your dream equestrian property in the heart of horse country.



SHAUGHNESSY MEETS CAPE COD



20043 1 AVENUE, LANGLEY | \$5,588,000

This idyllic, lakefront, half acre estate becons you in with it's quality and warmth. Built by the renowned Rodell Homes, this 7800sq ft home is a celebration of quality, design and superior craftsmanship. 5 beds and 7 baths. Master suite with fireplace, wet bar, and heated deck overlooking the lake and 20x40 pool. The kitchen is custom, even a glamour mirrored refrigerator! Every inch of this property is the absolute best quality materials and finishing. The grounds are meticulously groomed with seasonal plantings, and topiaries, creating a wonderful backdrop for this amazing home. *This is the place where dreams come true.*



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SOTHEBY'S INTERNATIONAL REALTY - CANADA

MAGNIFICENCE IN LIMESTONE



362 198 STREET, LANGLEY | \$4,982,000

The superior craftsmanship is overwhelming in this gated, 5 bed, 5 bath, 7000sqft home on almost a fully manicured acre. Built by renowned builder, Thoroughbred Properties. Main floor master with decadent ensuite. Wool carpets throughout. A chef's dream kitchen awaits with Sub-Zero, and Wolf appliances. Marble, imported Italian ceramic, and walnut are used throughout this spectacular home. A central theme featured on the main floor of this home is the refrigerated 600 bottle wine chamber. Outdoor kitchen/entertaining area with fireplace, provides the perfect place to entertain friends and family. The pool and lounging decks is another wonderful place to spend those sunny days. Meticulously maintained property designed and built with the utmost care and quality. *Welcome Home.*

AN IDYLIC LIFE IN THE COUNTRY



26020 26 AVENUE, LANGLEY | \$3,800,000

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SOTHEBY'S INTERNATIONAL REALTY - CANADA

This 6 bed 5 bath home on 4.54 acres is a slice of heaven. Main Floor living with extra bedrooms upstairs. Beautiful kitchen, with oversized island is a chef's dream! Stainless appliances and a wonderful large dining area for family and friends. Swimming pool with separate pool bathroom. RV Hookups with electrical and septic tank. Huge Barn/Outbuilding is a dream for those who love cars or woodworking. A wonderful opportunity for a family looking for a hobby farm, or anyone wanting to have a B&B business. Live the country life, yet only minutes from all of the city's amenities. Private, Gated and Fenced. ***A wonderful place to call Home***

LUXURY IN THE COUNTRY!



25639 48th AVENUE, LANGLEY | \$3,333,000

Impeccable 5510 sq.ft. Modern Farmhouse on 2 acres of well drained, level, usable farm land. You will feel the warmth of country living with beautiful vistas of the surrounding farmland from every window. Main floor master suite with spa-like ensuite bath and generous his and hers walk in closets. Gourmet kitchen with high end stainless appliances, rich cabinetry and extra large granite island for family and friends to gather. The 900 square foot covered patio with outdoor gas fireplace and spa is a wonderful place to relax and enjoy the coastal mountain views. Two large bedrooms with walk in closets and jack and jill bathroom upstairs. Recreation room, guest suite, office and gym, and additional kitchen downstairs. UV Water filtration, Generator! **Welcome Home.**



PANORAMIC SPLENDOR OF CHILLIWACK MOUNTAIN



8492 HUCKLEBERRY PLACE, CHILLIWACK | \$2,998,000

Gated, and almost 5 acres with a view to die for. 3 beds and 3 baths. 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 suite for Grandma and Grandpa? It's possible here! Newly renovated with many upgrades. Design. Character. Quality. *A wonderful place to call home.*



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SOTHEBY'S INTERNATIONAL REALTY - CANADA

RACHEL'S FAVORITE CHRISTMAS RECIPES

Gingerbread Pancakes

- 1 ½ cups all purpose flour
- 1 tsp baking powder
- ¼ tsp baking soda
- ¼ tsp salt
- ½ tsp dried ginger
- 1 tsp cinnamon
- 1 egg
- ½ tsp vanilla extract
- ¼ cup molasses
- 1 ½ cups water

Whisk the flour, baking powder, baking soda, salt, ginger and cinnamon in a bowl; set aside.

Beat eggs in a separate bowl with vanilla and molasses until smooth. Whisk in water until completely incorporated. Stir in the flour mix into the molasses mixture until just combined.

Drop batter by spoon-fulls onto hot oiled griddle.

Flip and cook until done.

Orange Cranberry Sauce

- 1 pound fresh cranberries
- 2 oranges, zested and juiced
- 1 cup white sugar
- Water to cover

Boil in a saucepan until cranberries begin to burst and form a sauce.

Simmer until Flavours blend, about 1 hour. Cool to room temp and refrigerate.

Serve with your Turkey Dinner!

Rachel's Favorite Shortbread

- 2 cups butter
- 1 cup packed brown sugar
- 4 ½ cups all purpose flour
- Preheat oven to 325 degrees

Cream butter and brown sugar.

Mix all 3 in the 3 ¾ Cups of flour.

Knead 5 min, adding enough flour to make a soft dough.

Roll to ½ inch thickness.

Cut into 3x1 inch strips.

Bake for 10 min or until golden.



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HAPPY
Holidays



SERENITY RIDGE LUXURY ESTATE

558 248 STREET, LANGLEY

See page 8 for details