

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2014
Frontage (ft):	65.00	Bathrooms:	5	Age:	10
Lot Area: (sq.ft.)	9,813.00	Full Baths:	4	Zoning:	R-1E
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,550.00
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	001-970-844

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Fort Langley
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 284, PLAN NWP59457, DISTRICT LOT 81, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	9'6 x 13'	Above	Bedroom	11' x 13'
Main	Foyer	8'6 x 12'	Above	Bedroom	12'6 x 22'
Main	Laundry	8'2 x 7'4	Below	Recreation Room	25' x 12'
Main	Kitchen	10' x 20'	Below	Bedroom	11'6 x 15'
Main	Dining Room	13' x 19'6	Below	Kitchen	10' x 11'
Above	Primary Bedroom	14'6 x 15'	Below	Eating Area	12' x 14'
Above	Bedroom	12' x 13'			

Finished Floor (Main):	1,464 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,478 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,464 sqft	Suite:	Legal Suite	Above	5	No
Finished Floor (Total):	4,406 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Below	4	No
Grand Total:	4,406 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

This stunning custom home is waiting for you! This home sits on an expansive 9800 sq.ft lot with no expense spared throughout. Featuring an open floor plan including 9' ceilings on the main, 4 large bdrms, a LEGAL suite, next to park space for additional privacy, a beautiful covered back deck with stone f/place, beautiful naturally bright kitchen with granite island, walk in pantry, gas cooktop and built in tv and so much more. Enjoy your deluxe primary bedroom with large W/I closet and spa like ensuite. Bonus is the games room upstairs. All within steps to Fort Langley and all its amenities. Please view pictures to truly appreciate this one of a kind home. RV Parking and room for shop/coach home. Home is on city sewer!