

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	4	Age:	33
Lot Area: (Acres)	5.38	Full Baths:	4	Zoning:	RU-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$8,647.50
Rear Yard Exp:	South			For Tax Year:	2023
View:	Yes			P.I.D.:	005-812-704

Style of Home:	2 Storey,Cabin	Parking:	Total: 10 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed,Wood	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Lake
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	PLAN NWP59760, LOT 11, SECTION 4, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Private Setting,Private Yard,Rural Setting,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Water Treatment
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19'11 x 13'8	Main	Foyer	9'0 x 8'1
Main	Family Room	18'10 x 17'0	Above	Primary Bedroom	13'2 x 17'8
Main	Dining Room	11'7 x 12'10	Main	Walk-In Closet	8'11 x 7'4
Main	Living Room	14'4 x 16'11	Above	Bedroom	11'7 x 14'0
Main	Primary Bedroom	11'11 x 17'8	Above	Den	10'5 x 10'5
Main	Walk-In Closet	5'5 x 6'6			
Main	Laundry	8'7 x 10'7			

Finished Floor (Main):	1,913 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,012 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	2,925 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,925 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

LAKE FRONT PROPERTY with a private beach!! Stunning views of beautiful Murchie Lake. This gorgeous property is truly a hidden OASIS nestled amongst beautiful Equestrian Estates and just minutes from Langley City. Wake up in one of your Primary Bedrooms (one on the main floor and one upstairs) with a spectacular view of the lake. Enjoy your morning coffee on one of the many patios or balconies. The kitchen is a chefs dream with high end appliances, granite counters, big South facing windows looking out at the lake and a family room with a cozy gas fireplace. Attached double side by side garage.