

Depth/Size (ft):	(4.89AC)	Bedrooms:	6	Approx. Year Built:	1979
Frontage (ft):	164.00	Bathrooms:	5	Age:	45
Lot Area: (Acres)	4.89	Full Baths:	5	Zoning:	RU-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,420.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	024-579-262

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 12 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View: Yes : GOLDEN EARS MOUNTAIN

Mgmt. Company:

Complex / Subdiv: FORT LANGLEY

Services Connected: Electricity,Natural Gas,Septic

Legal: PL LMP43005 LT 1 LD 36 SEC 6 TWP 12 PART NW 1/4.

Amenities:

Site Influences: Central Location,Golf Course Nearby,Marina Nearby,Private Setting,Private Yard,Shopping Nearby

Features:

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	26'6 x 12'	Main	Den	12' x 12'	Main	Recreation Room	18' x 10'
Main	Living Room	18' x 14'	Main	Other	28' x 13'	Main	Bedroom	12' x 9'
Main	Dining Room	15'8 x 12'	Main	Eating Area	13' x 12'	Main	Office	14' x 10'
Main	Family Room	27'2 x 25'2	Main	Living Room	15' x 14'	Main	Storage	6' x 8'
Main	Primary Bedroom	15' x 14'	Main	Primary Bedroom	16'10 x 14'10			
Main	Bedroom	16' x 14'	Main	Bedroom	14' x 11'			
Main	Bedroom	15'6 x 13'	Main	Laundry	12' x 9'6			

Finished Floor (Main):	4,647 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	1,126 sqft	Suite:	Other	Main	4	No
Finished Floor (Total):	5,773 sqft	Crawl/Bsmt Height:		Main	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Main	4	No
Grand Total:	5,773 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Nestled in the heart of Fort Langley/Walnut Grove, welcome to this serene retreat on nearly 5 acres of land. Enjoy DUAL FAMILY living in this 5,750+ square foot haven with captivating views of Golden Ears Mountain. The home has had a number of renovations done including an updated kitchen , S/S appliances, updated flooring, updated bathrooms, Hot water tank (approx. 2 years old)- to name just a few! The property itself has limitless potential with ability for farm status (tax benefit), triple car garage, a number of outbuildings, detached living residence and an outdoor pool. So many opportunities for MORTGAGE HELPERS, especially with new legislation (Bill 44) coming into effect this year. Come and see this incredible property.