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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 119.74 | Bedrooms: | 5 | Approx. Year Built: | 2023 |
| Frontage (ft): | 65.94 | Bathrooms: | 5 | Age: | 1 |
| Lot Area: (sq.ft.) | 7,896.00 | Full Baths: | 4 | Zoning: | R-1E |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$5,145.47 |
| Rear Yard Exp: | North | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 012-319-449 |

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|-------------------------|----------------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey w/Bsmt.,3 Storey | Parking: | Total: 6 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Heat Pump,Natural Gas | Property Disc: | No |
| Outdoor Area: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood,Wall/Wall/Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 1, BLOCK 18, PLAN NWP1790, DISTRICT LOT 19, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities: Guest Suite,In Suite Laundry

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|-------------|-------|-------------|-------------|
| Main | Great Room | 24'6 x 18'0 | Above | Primary Bedroom | 15'8 x 15'0 | Bsmt | Living Room | 16'0 x 14'0 |
| Main | Dining Room | 15'0 x 13'0 | Above | Walk-In Closet | 12'6 x 11'6 | Bsmt | Dining Room | 12'0 x 10'0 |
| Main | Kitchen | 17'6 x 16'0 | Above | Bedroom | 15' x 13'4 | Bsmt | Kitchen | 12'0 x 8'0 |
| Main | Pantry | 9'0 x 6'6 | Above | Bedroom | 13' x 12'4 | Bsmt | Bedroom | 12'0 x 11'0 |
| Main | Primary Bedroom | 17'0 x 13'0 | Above | Laundry | 12'4 x 7'6 | | | |
| Main | Mud Room | 14'0 x 6'0 | Bsmt | Recreation Room | 21'0 x 17'0 | | | |
| Main | Foyer | 12'5 x 9'10 | Bsmt | Flex Room | 18'6 x 16'6 | | | |

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|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,969 sqft | # Of Rooms: | 18 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,535 sqft | # Of Kitchens: | 2 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Main | 3 | No |
| Finished Floor (Bsmt): | 1,969 sqft | Suite: | Legal Suite | Above | 5 | Yes |
| Finished Floor (Total): | 5,473 sqft | Crawl/Bsmt Height: | | Above | 5 | No |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | Bsmt | 4 | No |
| Grand Total: | 5,473 sqft | Beds In Bsmt: | 1 / 5 | | | |
| | | # Of Pets: | | | | |

BRAND NEW HOME by local builder FM Construction, in one of Fort Langley's best locations. Open concept plan with optional master on main floor featuring modern chef's kitchen with large island and top of the line appliances, vaulted Great room with 12' ceilings, gas fireplace with floor to ceiling stone surround and wide plank engineered hardwood in warm tones. Luxurious primary bedroom on the upper floor with spa like ensuite including heated tile floors, custom seamless glass shower with rain head and generous walk in closet with organizers. Basemen includes a LEGAL self contained one bedroom suite, wine room, rec room and gym or extra bedroom. Covered and heated outdoor living area, perfect for entertaining over looks the private fenced yard.