## R2865626 House/Single Family

## 20947 44 AVENUE LANGLEY

**Brookswood Langley, V3A 5A9** 

**Residential Detached** \$1,699,000 (LP)

018-852-211

Depth/Size (ft): 125 Frontage (ft): 60.00 7,481.00 Lot Area: (sq.ft.)

3 Bedrooms: Bathrooms: 2 **Full Baths:** 2 Half Baths: 0 Approx. Year Built: 1994 Age: 30 Zoning: R-1D **Gross Taxes:** \$6,073.68 For Tax Year: 2023

Style of Home:

Flood Plain:

Rear Yard Exp:

1 Storey, Rancher/Bungalow

Construction: Frame - Wood Mixed, Stone, Vinyl

North

No

Foundation: Rain Screen: Renovations:

Exterior:

# of Fireplaces: 2 - Fuel: Natural Gas

Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas

**Outdoor Area:** Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)

Type of Roof:

Floor Finish: Hardwood, Wall/Wall/Mixed

Total: 6 - Covered: 2 Parking:

P.I.D.:

**Covered Parking: Parking Access:** Front

Parking: Add. Parking Avail., Garage; Double, RV Parking Avail.

Locker: Units in Dev: Distance to:

Title to Land: Freehold NonStrata

**Property Disc:** Yes

**PAD Rental:** 

**Fixtures Leased:** No Fixtures Rmvd: No

View: Nο

Mgmt. Company:

Complex / Subdiv: **CEDAR RIDGE** 

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

LOT B, PLAN LMP17666, SECTION 36, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT. Legal:

Amenities: Air Cond./Central,In Suite Laundry,None

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

Dimensions

Air Conditioning, Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Refrigerator, Security System, Stove, Vacuum - Built In Features:

Floor

Main

Main

Main

Main

Main

**Bylaw Restric:** 

Floor

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Main	Foyer	7'0 x 9'2
Main	Living Room	16'3 x 13'2
Main	Dining Room	10'6 x 14'11
Main	Kitchen	8'9 x 13'8
Main	Eating Area	8'0 x 17'7
Main	Family Room	12'2 x 17'7
Main	Laundry	9'9 x 7'10

Type

Finished Floor (Main): 2,140 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 2,140 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 2,140 sqft

# Of Rooms: 12 # Of Kitchens: 1 # Of Levels: Suite: None Crawl/Bsmt Height: 4'0 **Basement:** Crawl **Beds In Bsmt:** 0/3 # Of Pets:

**Bathroom Floor** # of Pieces Ensuite? Main Nο Main 5 Yes

Dimensions

12'2 x 10'11

18'1 x 13'5

7'10 x 7'4

9'0 x 9'0

11'10 x 10'11

RARE! 2140 SQFT 3 BED 2 BATH RANCHER resides in the sought-after Cedar Ridge community. Custom-built to amazing standards, it features a spacious open kitchen, gleaming hardwood floors, 9ft ceilings throughout, and lovely crown moulding. The expansive master bedroom boasts a luxurious 5-piece ensuite and walk-in closet. Enjoy the convenience of bonus RV parking and a large 2-car garage. The fully fenced, private backyard provides a tranquil retreat. Impeccably maintained, this home is in excellent condition and presents beautifully. FURNACE & HOT WATER 1 year old.

Type

Bedroom

Bedroom

Workshop

Primary Bedroom

Walk-In Closet