

|                           |          |                    |   |                            |             |
|---------------------------|----------|--------------------|---|----------------------------|-------------|
| <b>Depth/Size (ft):</b>   |          | <b>Bedrooms:</b>   | 3 | <b>Approx. Year Built:</b> | 1977        |
| <b>Frontage (ft):</b>     | 26.20    | <b>Bathrooms:</b>  | 1 | <b>Age:</b>                | 47          |
| <b>Lot Area: (sq.ft.)</b> | 6,186.00 | <b>Full Baths:</b> | 1 | <b>Zoning:</b>             | RS1         |
| <b>Flood Plain:</b>       | No       | <b>Half Baths:</b> | 0 | <b>Gross Taxes:</b>        | \$6,772.43  |
| <b>Rear Yard Exp:</b>     |          |                    |   | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>              | No       |                    |   | <b>P.I.D.:</b>             | 002-271-915 |

|                         |                       |                         |                    |
|-------------------------|-----------------------|-------------------------|--------------------|
| <b>Style of Home:</b>   | Rancher/Bungalow      | <b>Parking:</b>         | Total: 2           |
| <b>Construction:</b>    | Frame - Wood          | <b>Covered Parking:</b> |                    |
| <b>Exterior:</b>        | Stucco                | <b>Parking Access:</b>  | Front              |
| <b>Foundation:</b>      |                       | <b>Parking:</b>         | Open               |
| <b>Rain Screen:</b>     |                       | <b>Locker:</b>          |                    |
| <b>Renovations:</b>     |                       | <b>Units in Dev:</b>    |                    |
| <b># of Fireplaces:</b> | 1 - Fuel: Natural Gas | <b>Distance to:</b>     |                    |
| <b>Water Supply:</b>    | City/Municipal        | <b>Title to Land:</b>   | Freehold NonStrata |
| <b>Fuel/Heating:</b>    | Baseboard,Electric    | <b>Property Disc:</b>   | Yes                |
| <b>Outdoor Area:</b>    | Patio(s)              | <b>PAD Rental:</b>      |                    |
| <b>Type of Roof:</b>    | Asphalt               | <b>Fixtures Leased:</b> | No                 |
| <b>Floor Finish:</b>    | Laminate              | <b>Fixtures Rmvd:</b>   | No                 |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | No   |
| <b>Mgmt. Company:</b>      |  |
| <b>Complex / Subdiv:</b>   |  |
| <b>Services Connected:</b> | Electricity,Sanitary Sewer,Water   |
| <b>Legal:</b>              | LOT 235, PLAN NWP58382, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT |
| <b>Amenities:</b>          | In Suite Laundry   |
| <b>Site Influences:</b>    | Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby                |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed               |
| <b>Bylaw Restrict:</b>     |  |
| <b>Listing Broker(s):</b>  | RE/MAX Treeland Realty, RE/MAX Treeland Realty                               |

| Floor | Type            | Dimensions   | Floor | Type    | Dimensions  |
|-------|-----------------|--------------|-------|---------|-------------|
| Main  | Kitchen         | 15'3 x 14'11 | Main  | Laundry | 11'9 x 4'10 |
| Main  | Living Room     | 12' x 19'1   |       |         |             |
| Main  | Dining Room     | 15'3 x 9'8   |       |         |             |
| Main  | Foyer           | 6'3 x 4'11   |       |         |             |
| Main  | Bedroom         | 8' x 8'6     |       |         |             |
| Main  | Bedroom         | 9'3 x 12'3   |       |         |             |
| Main  | Primary Bedroom | 11'9 x 12'9  |       |         |             |

|                                |            |                           |       |                       |                    |                 |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,172 sqft | <b># Of Rooms:</b>        | 8     | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>     | 1     | Main                  | 4                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>       | 1     |                       |                    |                 |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Suite:</b>             | None  |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,172 sqft | <b>Crawl/Bsmt Height:</b> |       |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b>Basement:</b>          | None  |                       |                    |                 |
| <b>Grand Total:</b>            | 1,172 sqft | <b>Beds In Bsmt:</b>      | 0 / 3 |                       |                    |                 |
|                                |            | <b># Of Pets:</b>         |       |                       |                    |                 |

Three bedroom one bathroom Rancher on cul-de-sac lot in Langley City. Located in the Nicomekl River District Neighbourhood, in the Garden Wild Room area. This property is slated for development and designated Low Rise Residential (4-6 storey apartments). Backing onto Baldi Creek Trail, this is a keystone piece for coming development. Centrally located, close to parks, schooling, shopping, and downtown Langley. Call for more information.