

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):	26.20	Bathrooms:	1	Age:	47
Lot Area: (sq.ft.)	6,186.00	Full Baths:	1	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,692.33
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-271-915

Style of Home:	Rancher/Bungalow	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Open
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:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT 235, PLAN NWP58382, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	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 12'6			

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

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.