

Depth/Size (ft):	89.45	Bedrooms:	4	Approx. Year Built:	2005
Frontage (ft):	55.57	Bathrooms:	3	Age:	19
Lot Area: (sq.ft.)	4,976.00	Full Baths:	2	Zoning:	R-CL
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,608.89
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	026-069-296

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Carport & Garage
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:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community

Legal: LOT 21 SECTION 15 TOWNSHIP 8 NEWWESTMINSTER DISTRICT PLAN BCP13429

Amenities:

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

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	14'11 x 11'11	Main	Living Room	12'1 x 11'6	Bsmt	Recreation Room	14'11 x 22'10
Main	Family Room	9'4 x 15'0	Above	Bedroom	12'10 x 15'2	Bsmt	Utility	25'8 x 13'4
Main	Kitchen	8'10 x 15'0	Above	Bedroom	12'11 x 15'0	Bsmt	Storage	20'2 x 11'4
Main	Primary Bedroom	15'0 x 12'11	Above	Foyer	13'7 x 13'5	Above	Walk-In Closet	4'5 x 7'2
Main	Walk-In Closet	6'7 x 7'2	Above	Bedroom	11'6 x 13'5			
Main	Laundry	5'11 x 7'2	Bsmt	Storage	12'11 x 10'11			
Main	Foyer	7'7 x 9'6	Bsmt	Family Room	25'8 x 14'10			

Finished Floor (Main):	1,580 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,009 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	2,589 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	1,562 sqft	Basement:	Separate Entry,Unfinished			
Grand Total:	4,151 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Stunning 4 bed 3 bath home in highly desirable Willoughby area. Close to quality schools, shopping, recreation, parks, golf courses, and easy access to Hwy 1. Minutes away from the world class Langley events centre and a short 15 minute drive to historic Ft Langley. The perfect family home with room for everyone. Three large bedrooms upstairs and master on the main. Tall arched ceilings, quality design and finishing, high end appliances, plus a brand new furnace and hot water tank! Unfinished basement boasts over 1500 sq ft and is ready for your ideas. *Open House* May 18th and 19th 1:00 - 3:00