

Depth/Size (ft):	Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):	Bathrooms:	4	Age:	17
Lot Area:	Full Baths:	3	Zoning:	CD-55
Flood Plain:	Half Baths:	1	Gross Taxes:	\$5,188.66
Rear Yard Exp:			For Tax Year:	2023
View:			P.I.D.:	026-703-963

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: Bedford Landing

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

Legal: LOT 186, PLAN BCP23833, DISTRICT LOT 79, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

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

Features:

Bylaw Restrict:

Listing Broker(s): Engel & Volkers Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 6'0	Above	Bedroom	9'2 x 10'9
Main	Living Room	12'8 x 16'8	Below	Bedroom	9'4 x 9'4
Main	Dining Room	13'1 x 9'3	Below	Family Room	15'5 x 16'2
Main	Kitchen	11'3 x 8'6	Below	Laundry	8'8 x 8'9
Above	Primary Bedroom	13'4 x 11'5	Below	Utility	5'1 x 9'7
Above	Walk-In Closet	8'5 x 4'8			
Above	Bedroom	9'5 x 12'3			

Finished Floor (Main):	709 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	742 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	709 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,160 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,160 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

RENOVATED NON-STRATA ROW HOME in highly sought after FORT LANGLEY. Over 100k spent on renovations including an all new kitchen, stainless steel appliances, kitchen cabinets, quartz counters, luxury vinyl & white oak engineered hardwood floors, stamped concrete backyard, new AC, new water heater and a full interior paint job this year. 4 Bed / 4 Bath with a fully finished basement, spacious living on the main floor and an open plan kitchen filled w/ ample natural light. 3 generous size bedrooms on the upper floor, primary bedroom with vaulted ceilings, walk in closet and updated ensuite. Beautifully redone south facing backyard perfect for entertaining this Summer! All local amenities historic Fort Langley has to offer right at your doorstep!