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|---------------------------|-----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | Irregular | Bedrooms: | 6 | Approx. Year Built: | 2024 |
| Frontage (ft): | 69.54 | Bathrooms: | 6 | Age: | 0 |
| Lot Area: (sq.ft.) | 7,473.11 | Full Baths: | 4 | Zoning: | RU-1 |
| Flood Plain: | | Half Baths: | 2 | Gross Taxes: | \$0.00 |
| Rear Yard Exp: | North | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 031-961-231 |

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|-------------------------|---------------------------------|-------------------------|-----------------------|
| Style of Home: | 2 Storey w/Bsmt. | Parking: | Total: 6 - Covered: 3 |
| Construction: | Frame - Wood | Covered Parking: | 3 |
| Exterior: | Fibre Cement Board,Stone,Wood | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Triple |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 2 |
| # of Fireplaces: | 2 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | Well - Drilled | Title to Land: | Freehold Strata |
| Fuel/Heating: | Electric,Forced Air,Natural Gas | Property Disc: | No |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic,Water |
| Legal: | STRATA LOT 2 SECTION 33 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V |
| Amenities: | None |
| Site Influences: | Central Location,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings |
| Bylaw Restrict: | No Restrictions |
| Listing Broker(s): | Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|----------------|--------------|-------|-------------|--------------|
| Main | Living Room | 14'8 x 12'6 | Above | Walk-In Closet | 10'3 x 5'7 | Above | Laundry | 9'5 x 5'7 |
| Main | Dining Room | 18'11 x 11'3 | Above | Bedroom | 12' x 11'11 | Bsmt | Family Room | 15'1 x 11'10 |
| Main | Kitchen | 19'2 x 10'2 | Above | Walk-In Closet | 11'11 x 4'11 | Bsmt | Storage | 8'3 x 7'5 |
| Main | Pantry | 10'10 x 5'7 | Above | Bedroom | 13' x 12' | Bsmt | Utility | 8'5 x 5'1 |
| Main | Den | 15'8 x 9'10 | Above | Walk-In Closet | 12'10 x 8'6 | Bsmt | Living Room | 14'6 x 12'5 |
| Main | Foyer | 9'9 x 5'5 | Above | Bedroom | 16'1 x 12'5 | Bsmt | Kitchen | 14'6 x 10'10 |
| Above | Primary Bedroom | 18'11 x 13'0 | Above | Walk-In Closet | 6'6 x 5' | Bsmt | Bedroom | 14' x 10'6 |

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|--------------------------------|------------|---------------------------|-------------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,323 sqft | # Of Rooms: | 23 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,600 sqft | # Of Kitchens: | 2 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 3 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 1,323 sqft | Suite: | Legal Suite | Above | 3 | Yes |
| Finished Floor (Total): | 4,246 sqft | Crawl/Bsmt Height: | | Above | 3 | Yes |
| Unfinished Floor: | 0 sqft | Basement: | Fully Finished,Separate Entry | Bsmt | 2 | No |
| Grand Total: | 4,246 sqft | Beds In Bsmt: | 2 / 6 | Bsmt | 4 | No |
| | | # Of Pets: | | | | |

Quality built 2-level + basement home with a LEGAL 2 bedroom suite. Beautiful open GREAT ROOM plan design that is open to the upper level which just exudes luxury living for the whole family. A HUGE timeless gourmet kitchen with stainless steel appliances. Just loaded with cupboards, an abundance of quartz counters and a fabulous island. Engineered hardwood flooring throughout. Four bedrooms upstairs all with walk-in closets including closet organizers. The primary bedroom boasts a fabulous walk-in closet and spa-like ensuite. A covered deck off the great room that is perfect for family and friends entertaining. The basement offers a media room. A great central location just minutes to Murrayville, downtown Langley, highway #1 and just 10 minutes to the US border. Ready to move in TODAY!