

<b>Depth/Size (ft):</b>	Irregular	<b>Bedrooms:</b>	7	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>	87.91	<b>Bathrooms:</b>	5	<b>Age:</b>	1
<b>Lot Area: (sq.ft.)</b>	10,665.24	<b>Full Baths:</b>	5	<b>Zoning:</b>	RU-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>	North			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	031-961-223

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	Well - Drilled	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Septic,Water

**Legal:** STRATA LOT 1 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	15' x 13'10	Main	Laundry	12'7 x 7'5	Main	Pantry	4' x 3'9
Main	Dining Room	14' x 10'5	Main	Utility	7'8 x 4'2	Above	Primary Bedroom	18'7 x 15'10
Main	Kitchen	15'7 x 13'10	Main	Kitchen	13'5 x 10'	Above	Walk-In Closet	10' x 5'10
Main	Eating Area	15'7 x 9'6	Main	Living Room	13'5 x 8'3	Above	Bedroom	15'8 x 13'2
Main	Family Room	15'7 x 14'5	Main	Bedroom	13'2 x 13'	Above	Walk-In Closet	10'2 x 4'6
Main	Bedroom	10'1 x 9'1	Main	Bedroom	12'7 x 10'4	Above	Bedroom	10' x 12'7
Main	Foyer	8'10 x 8'7	Main	Walk-In Closet	8'5 x 3'9	Above	Walk-In Closet	8'8 x 4'

<b>Finished Floor (Main):</b>	2,483 sqft	<b># Of Rooms:</b>	23	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,758 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	5	Yes
<b>Finished Floor (Total):</b>	4,241 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None	Above	4	Yes
<b>Grand Total:</b>	4,241 sqft	<b>Beds In Bsmt:</b>	0 / 7			
		<b># Of Pets:</b>				

Quality built 2-level home with a LEGAL 2 bedroom main floor side suite that's perfect for mom and dad. Beautiful open floor plan design that 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 is a dream including a fabulous walk-in closet and spa-like luxurious en-suite. A huge backyard that is perfect for family and friends entertaining. 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!