20454 91A AVENUE LANGLEY

Walnut Grove, V1M 1B4

Depth/Size (1	ft):		Bedrooms:		7	Approx. Year Bu	uilt: 198	30
Frontage (ft)	:	32.81	Bathrooms:		4	Age:	44	
Lot Area: (so	q.ft.)	7,868.67	Full Baths:		3	Zoning:	R -1	ID
Flood Plain:			Half Baths:		1	Gross Taxes:	\$5,	960.69
Rear Yard Ex	kp:					For Tax Year:	202	23
View:		No				P.I.D.:	000)-848-239
Style of Hom	1e [.]	2 Storey w/Bsmt.			Parking:	Total: 6 - Covere	d. 2	
Construction		Frame - Wood			Covered Parking:	2	u. 2	
Exterior:		Brick,Wood			Parking Access:	Front		
Foundation:				Parking:	Garage; Double			
Rain Screen:					Locker:	3 .,		
Renovations					Units in Dev:			
# of Fireplac	es:	3 - Fuel: Wood			Distance to:			
Water Supply:		City/Municipal			Title to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air,Natural Gas			Property Disc:	Yes		
Outdoor Are	a:	Patio(s) & Deck(s)			PAD Rental:			
Type of Roof		Fibreglass			Fixtures Leased:	No		
Floor Finish:	:	Hardwood,Wall/Wall/Mixed			Fixtures Rmvd:	No		
		Na						
View:		No						
-	bany:	NO						
View: Mgmt. Comp Complex / Se		NO						
Mgmt. Comp Complex / Se	ubdiv:	Electricity,Natural Gas,Wa	ater					
Mgmt. Comp Complex / Services Co	ubdiv:			ESTMINSTER	DISTRICT PLAN 58809			
Mgmt. Comp	ubdiv:	Electricity,Natural Gas,Wa		ESTMINSTER	DISTRICT PLAN 58809			
Mgmt. Comp Complex / Si Services Co Legal: Amenities:	ubdiv: nnected:	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC	WNSHIP 8 NEW W		DISTRICT PLAN 58809	Nearby		
Mgmt. Comp Complex / Se Services Co Legal:	ubdiv: nnected:	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC	WNSHIP 8 NEW W			Nearby		
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc	ubdiv: nnected: ces:	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC	WNSHIP 8 NEW W			Nearby		
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc Features:	ubdiv: nnected: ces: ic:	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC	WNSHIP 8 NEW W Sac,Private Setting,P	Private Yard,Re		Nearby		
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok	ubdiv: nnected: ces: ic:	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S	WNSHIP 8 NEW W Sac,Private Setting,P	Private Yard,Re		Nearby Floor	Туре	Dimensions
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok	ubdiv: nnected: ces: ic: cer(s):	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc	WNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage -	Private Yard,Re	creation Nearby,Shopping		Type Family Room	Dimensions 12'7 x 10'2
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok	ubdiv: nnected: :es: ic: :er(s): Type	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions	WNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor	Private Yard,Re Wolstencroft Type	creation Nearby,Shopping	Floor		
Agmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Sylaw Restri Sylaw Restri Sylaw Restri Floor Aain Aain	ubdiv: nnected: :es: ic: ter(s): Type Foyer	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1	WNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above	Private Yard,Re Wolstencroft Type Solarium	creation Nearby,Shopping Dimensions 14'6 x 10'5	Floor Below	Family Room	12'7 x 10'2
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Sylaw Restri Listing Brok Listing Brok Floor Main Main	ubdiv: nnected: ces: ic: cer(s): Type Foyer Living Room	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1	WNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above	Private Yard,Re Wolstencroft Type Solarium Bedroom	Dimensions 14'6 x 10'5 10'5 x 13'11	Floor Below Below	Family Room Dining Room	12'7 x 10'2 13'1 x 7'7
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Listing Brok Floor Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Foyer Living Room Dining Room	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8	WNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Bedroom Primary	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8	Floor Below Below Below	Family Room Dining Room Kitchen	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Foyer Living Room Dining Room Kitchen	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4	OWNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Above Above	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Bedroom Primary Bedroom	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7	Floor Below Below Below Below	Family Room Dining Room Kitchen Bedroom	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Foyer Living Room Dining Room Kitchen Eating Area	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4	WNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Above Below	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Primary Bedroom Storage	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7 6'5 x 8'0	Floor Below Below Below Below Below	Family Room Dining Room Kitchen Bedroom Bedroom	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2 12'10 x 10'10
Agmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Filoor Aain Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Foyer Living Room Kitchen Eating Area Family Room	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4 16'4 x 11'4	OWNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Above Above	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Bedroom Primary Bedroom	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7	Floor Below Below Below Below Below Below	Family Room Dining Room Kitchen Bedroom Bedroom Storage	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2 12'10 x 10'10 9'9 x 10'10
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Jatin Restri Site Influence Features: Bylaw Restri Filoor Aain Main Main Main Main Main	ubdiv: nnected: ces: ic: ter(s): Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Laundry	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4 16'4 x 11'4	WNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Above Below	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Primary Bedroom Storage Bedroom	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7 6'5 x 8'0	Floor Below Below Below Below Below Below	Family Room Dining Room Kitchen Bedroom Bedroom Storage Utility	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2 12'10 x 10'10 9'9 x 10'10
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Teatures: Bylaw Restri Sylaw Restri Toor Aain Main Main Main Main Main Main	ubdiv: nnected: :es: ic: ter(s): Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Laundry	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4 16'4 x 11'4 11'6 x 7'6	OWNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Below Below	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Primary Bedroom Storage Bedroom	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7 6'5 x 8'0 6'11 x 8'2	Floor Below Below Below Below Below Below Below	Family Room Dining Room Kitchen Bedroom Bedroom Storage Utility	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2 12'10 x 10'10 9'9 x 10'10 5'7 x 6'8
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Floor Main Main Main Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Laundry cor (Main): or (Above):	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4 16'4 x 11'4 11'6 x 7'6 1,197 sqft	OWNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Below Below # Of Rooms:	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Primary Bedroom Storage Bedroom	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7 6'5 x 8'0 6'11 x 8'2	Floor Below Below Below Below Below Below Below Below	Family Room Dining Room Kitchen Bedroom Bedroom Storage Utility	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2 12'10 x 10'10 9'9 x 10'10 5'7 x 6'8 Ensuite?
Agmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Listing Brok Filoor Main Main Main Main Main Main Main Main	ubdiv: nnected: ces: ic: cer(s): Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Laundry For (Main): or (Above): or (Below):	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4 16'4 x 11'4 11'6 x 7'6 1,197 sqft 958 sqft	OWNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Below Below Below Below Below	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Primary Bedroom Storage Bedroom	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7 6'5 x 8'0 6'11 x 8'2 21 2	Floor Below Below Below Below Below Below Below Below Below	Family Room Dining Room Kitchen Bedroom Bedroom Storage Utility	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2 12'10 x 10'10 9'9 x 10'10 5'7 x 6'8 Ensuite? No
Agmt. Comp Complex / Si Services Co Legal: Amenities: Site Influence Features: Bylaw Restri- Listing Brok Filloor Aain Main Main Main Main Main Main Main M	ubdiv: nnected: 	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4 16'4 x 11'4 11'6 x 7'6 1,197 sqft 958 sqft 1,025 sqft	WNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Below Below Below Below Below Below Below	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Primary Bedroom Storage Bedroom Storage	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7 6'5 x 8'0 6'11 x 8'2 21 2 3	Floor Below Below Below Below Below Below Below Below Below Below	Family Room Dining Room Kitchen Bedroom Bedroom Storage Utility	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2 12'10 x 10'10 9'9 x 10'10 5'7 x 6'8 Ensuite? No No
Mgmt. Comp Complex / Si Services Co Legal: Amenities: Site Influenc Features: Bylaw Restri	ubdiv: nnected: 	Electricity,Natural Gas,Wa LOT 142 SECTION 35 TC Central Location,Cul-de-S Royal LePage - Wolstenc Dimensions 7'5 x 6'2 13'7 x 18'1 14'5 x 11'8 9'7 x 11'4 6'8 x 11'4 16'4 x 11'4 16'4 x 11'4 11'6 x 7'6 1,197 sqft 958 sqft 1,025 sqft 0 sqft	OWNSHIP 8 NEW W Sac,Private Setting,P roft, Royal LePage - Floor Above Above Above Above Below Below Below Below Below Below Below Below Below Below Below	Private Yard,Ree Wolstencroft Type Solarium Bedroom Bedroom Primary Bedroom Storage Bedroom Storage	Dimensions 14'6 x 10'5 10'5 x 13'11 9'9 x 10'6 9'4 x 11'8 12'1 x 15'7 6'5 x 8'0 6'11 x 8'2 21 2 3	Floor Below Below Below Below Below Below Below Below Below Above	Family Room Dining Room Kitchen Bedroom Bedroom Storage Utility	12'7 x 10'2 13'1 x 7'7 13'1 x 11'1 8'2 x 7'2 12'10 x 10'10 9'9 x 10'10 5'7 x 6'8 Ensuite? No No Yes

Backing onto greenbelt provides very rare privacy in highly desirable Walnut Grove! Exceptional 7 bedroom West Coast style home with 3.5 bathrooms, 3 bedroom basement suite on a large manicured lot. Features include double garage, 2 floor to ceiling rock fireplaces plus wood stove in basement. Vaulted ceiling, beautiful wood throughout, completely updated kitchen, hardwood floors, 2 skylights, rooftop sun deck, AC and a large master bedroom with ceiling fan. The back deck, hot tub & incredible landscaping is perfect for entertaining. Front patio is a great spot to enjoy the sun. The walkout basement features hardwood floors and is in excellent shape. Great location situated on a quiet cul-de-sac and close to parks, schools, and shops. Must be seen. Call for private showing!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.