

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1969
Frontage (ft):	255.00	Bathrooms:	2	Age:	55
Lot Area: (Acres)	1.15	Full Baths:	2	Zoning:	SR-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$6,180.33
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	010-451-072

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 15 - Covered: 8
Construction:	Frame - Wood	Covered Parking:	8
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Carport; Multiple, Open, RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Septic

Legal: LOT 38 SECTION 34 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 19061

Amenities: Garden, In Suite Laundry, Storage, Workshop Detached

Site Influences: Private Setting, Private Yard, Rural Setting

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'8 x 6'2	Main	Bedroom	11'7 x 15'1
Main	Living Room	23'4 x 13'8	Below	Bedroom	16' x 11'1
Main	Family Room	11' x 15'4	Below	Den	10'5 x 11'1
Main	Eating Area	4' x 15'4	Below	Recreation Room	26'1 x 15'4
Main	Kitchen	10'4 x 15'4	Below	Storage	25'6 x 11'8
Main	Dining Room	15'7 x 9'3	Below	Utility	40'6 x 13'9
Main	Bedroom	17'8 x 9'4	Below	Laundry	12'1 x 4'5

Finished Floor (Main):	1,779 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	1,187 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,966 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	603 sqft	Basement:	Fully Finished			
Grand Total:	3,569 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

PRIDE OF OWNERSHIP, SAME OWNERS FOR 26 YEARS! Located is one of Langley's most desirable & quiet neighborhoods! Completely PRIVATE park like 1.15 acre property, beautifully landscaped w/huge circular driveway for parking & features an AMAZING CUSTOM built 65X25 DREAM shop w/10' doors & vaulted ceilings. The rancher with basement home has been meticulously taken care of & has many updates including double wall mount oven, Kitchen Aid appliances, pot lights. Main features OPEN kitchen overlooking family room, an abundance of windows looking onto beautiful forest & creek, spacious primary & second bedroom, living room & dining w/a HUGE walkout deck perfect for entertaining, relaxing & nature. Down has its own separate entrance, bedroom & suitable. Fully fenced dog friendly yard w/kennel & run