

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	43.96	<b>Bathrooms:</b>	4	<b>Age:</b>	19
<b>Lot Area: (sq.ft.)</b>	5,279.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1A
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,602.96
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-084-155

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:** Yes : Mountain Baker

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** LOT 21, PLAN BCP13824, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER LAND DISTRICT

**Amenities:** In Suite Laundry

**Site Influences:** Central Location,Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 16'8	Above	Bedroom	11'9 x 11'2	Bsmt	Living Room	13'9 x 10'8
Main	Dining Room	15'3 x 11'5	Above	Study	10' x 10'			
Main	Family Room	18'5 x 13'1	Bsmt	Kitchen	10'5 x 12'0			
Main	Den	10'1 x 11'9	Bsmt	Bedroom	10'1 x 11'1			
Above	Primary Bedroom	15'6 x 18'1	Bsmt	Bedroom	13'3 x 7'8			
Above	Bedroom	11'2 x 10'5	Bsmt	Den	9'0 x 12'7			
Above	Bedroom	12'6 x 11'2	Bsmt	Dining Room	14'7 x 13'0			

<b>Finished Floor (Main):</b>	1,217 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,349 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	1,207 sqft	<b># Of Levels:</b>	3	Below	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	3,773 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,773 sqft	<b>Beds In Bsmt:</b>	2 / 6			
		<b># Of Pets:</b>				

Tanglewood by MorningStar Homes a Polygon Assoc: from Willoughby Heights Langley. 3 storey large home in a large lot. Main floor: 2 storey high ceiling in great room; bright, bedroom size office with windows; open concept kitchen. Above: vaulted ceiling in master bedroom, walk-in closet & five piece ensuite; 3 more bedrooms and a study area. Basement: fully finished ground level/walk out basement, 2 bedrooms suite with kitchen and bathroom, separate entrance. Large patio and well maintained south facing backyard is perfect for summer entertaining. Central location minutes to COSTCO, Wal-Mart, Superstore, restaurants, banks.

