

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

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	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,Swirlpool/Hot Tub
Site Influences:	Central Location,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Vaulted Ceiling
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	Family Room	13'9 x 10'8
Main	Dining Room	15'3 x 11'5	Above	Study	10'0 x 10'0			
Main	Family Room	18'5 x 13'1	Bsmt	Kitchen	10'5 x 12'0			
Main	Office	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			

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

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. Home is vacant: the owners are putting in new flooring, new basement kitchen cabinets, interior fresh paint etc. Pictures are on the way.