

Depth/Size (ft):	629.92(2.32AC)	Bedrooms:	4	Approx. Year Built:	2022
Frontage (ft):	160.43	Bathrooms:	4	Age:	2
Lot Area: (Acres)	2.32	Full Baths:	3	Zoning:	RU-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,972.98
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	010-604-995

Style of Home:	2 Storey,Rancher/Bungalow w/Loft	Parking:	Total: 12 - Covered: 6
Construction:	Frame - Wood	Covered Parking:	6
Exterior:	Metal	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Triple,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal,Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Campbell Valley
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 9 SECTION 6 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 19841
Amenities:	Air Cond./Central,Garden,Wheelchair Access,Workshop Detached
Site Influences:	Golf Course Nearby,Private Setting,Private Yard,Rural Setting
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 16'5	Main	Bedroom	14' x 12'1	Above	Bedroom	13' x 11'5
Main	Dining Room	16'2 x 15'4	Main	Mud Room	11' x 9'10	Above	Walk-In Closet	8' x 4'10
Main	Kitchen	19'5 x 18'8	Main	Laundry	11'4 x 6'5			
Main	Pantry	12'9 x 5'	Main	Storage	6'10 x 6'5			
Main	Office	13'8 x 12'3	Main	Foyer	8' x 5'2			
Main	Primary Bedroom	17' x 13'6	Above	Bedroom	17'2 x 13'4			
Main	Walk-In Closet	13'6 x 10'8	Above	Walk-In Closet	11' x 4'5			

Finished Floor (Main):	2,615 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	913 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	3,528 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,528 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Long electric gated driveway leads to this charming oasis in South Langley. Custom-built rancher w/loft on a picturesque 2.32 acre property. Step inside to high vaulted ceilings, open great room plan, central AC, elegant H/W floors, and gourmet kitchen w/high-end appliances, huge breakfast bar Island & walk-in pantry. Two bdrms on the main - the primary bdrm features a massive walk-in closet and a spa-like ensuite w/oversized shower, soaker tub & double sinks. The loft boasts 2 more bdrms w/full baths and walk-in closets. Loads of parking: triple garage + incredible sep 40x30 heated workshop w/10 ft doors and 100 amp, perfect for a barn too. Lush lawns and gardens in front and serene back-to-nature retreat in back. Ultra quiet street, just steps away from Campbell Valley Park.