

<b>Depth/Size (ft):</b>	120	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1976
<b>Frontage (ft):</b>	65.00	<b>Bathrooms:</b>	3	<b>Age:</b>	48
<b>Lot Area (sq.ft.):</b>	7,200.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R 1E
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,447.47
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-782-670

<b>Style of Home:</b>	Split Entry	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 222, PLAN NWP49277, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Titus Realty, Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	18' x 14'4	Bsmt	Kitchen	10'9 x 9'6
Above	Dining Room	9' x 9'1	Bsmt	Bedroom	12'2 x 10'7
Above	Kitchen	12'3 x 9'10			
Above	Bedroom	10'2 x 10'11			
Above	Bedroom	14'1 x 11'2			
Bsmt	Living Room	17'9 x 12'10			

<b>Finished Floor (Main):</b>	983 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Below	2	No
<b>Finished Floor (Bsmt):</b>	835 sqft	<b>Suite:</b>	Unauthorized Suite	Bsmt	4	No
<b>Finished Floor (Total):</b>	1,818 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	1,818 sqft	<b>Beds In Bsmt:</b>	1 / 3			
		<b># Of Pets:</b>				

Welcome to this charming Family Home located in one of the most sought-after neighbourhoods in Langley. This property offers a perfect blend of modern amenities and classic charm, making it the ideal home for families looking for comfort and convenience. This home was completely renovated in 2022. The spacious and inviting living room with large windows fill the space with natural light. The renovated kitchen features quartz countertops, stainless steel appliances, and ample cabinet space, making it a chef's dream. A beautiful new deck with French doors is off the kitchen for all your entertaining needs. Downstairs you will find a one bedroom self contained suite with a separate entrance built in 2019. Close to transit, shopping, schools and restaurants. Move in ready! Don't miss out!