

<b>Depth/Size (ft):</b>	907.79	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>	375.17	<b>Bathrooms:</b>	2	<b>Age:</b>	25
<b>Lot Area: (Acres)</b>	7.12	<b>Full Baths:</b>	2	<b>Zoning:</b>	RU-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$8,229.77
<b>Rear Yard Exp:</b>	Northeast			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	019-167-890

<b>Style of Home:</b>	Manufactured/Mobile,Rancher/Bungalow	<b>Parking:</b>	Total: 10 - Covered: 10
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	10
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
<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>	Baseboard,Electric,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 2 LANGLEY TOWNSITE TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN LMP21914
<b>Amenities:</b>	Workshop Detached
<b>Site Influences:</b>	Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Rural Setting,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 19'2	Main	Bedroom	12'3 x 11'1
Main	Dining Room	16'1 x 7'11	Main	Walk-In Closet	4'11 x 4'1
Main	Kitchen	12'2 x 12'11	Main	Laundry	9'8 x 12'0
Main	Eating Area	10'9 x 12'11	Main	Foyer	7'5 x 12'6
Main	Primary Bedroom	13'5 x 15'6			
Main	Walk-In Closet	5'3 x 6'0			
Main	Bedroom	12'3 x 11'1			

<b>Finished Floor (Main):</b>	1,830 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,830 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,830 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

A long road leads you to this picturesque, completely private, nestled in nature 2 residence property on McKinnon Cres! With 7.1 acres you have acreage living yet a zip around the corner to all that Fort Langley offers in terms of amenities, shopping and lifestyle! The beautiful Rancher has been well maintained & has 1830 sq ft, 3 bdrms & 2 bths. Step out to the huge covered patio for year round enjoyment. The double wide mobile includes 1570 sq ft, 3 bdrms, 2 bthrms, & would be great as a mortgage helper or for family! There is covered RV/boat parking and car buffs will love the shop with multiple bays, and massive mezzanine above! Tons of parking and this is truly a sanctuary in a dream location~ a couple of minutes to golf course, Houston trail, & all amenities! Don't miss this one!