

Depth/Size (ft):	106 FEET	Bedrooms:	5	Approx. Year Built:	2018
Frontage (ft):	91.00	Bathrooms:	5	Age:	6
Lot Area: (sq.ft.)	9,865.00	Full Baths:	3	Zoning:	R-1E
Flood Plain:		Half Baths:	2	Gross Taxes:	\$8,158.32
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	002-212-820

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	FORT LANGLEY
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 187, PLAN NWP53105, DISTRICT LOT 80, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'0 x 16'8	Above	Bedroom	12'4 x 10'4
Main	Dining Room	10'6 x 16'8	Bsmt	Kitchen	14'10 x 16'2
Main	Family Room	15'0 x 16'8	Bsmt	Bedroom	10'0 x 10'0
Main	Den	11'0 x 12'6	Bsmt	Bedroom	10'0 x 10'0
Main	Office	11'0 x 10'1	Bsmt	Recreation Room	27'0 x 12'0
Above	Primary Bedroom	17'8 x 14'7			
Above	Bedroom	12'4 x 10'4			

Finished Floor (Main):	1,352 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,034 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,366 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	3,752 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry	Bsmt	2	No
Grand Total:	3,752 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

One of Fort Langley's best homes and location! This custom built 3,750 square foot home was built by the reputable and local Wescraft Homes. Situated on nearly 10,000 square foot and a corner lot. This home is complete with an open floorplan, over height 9 ft ceilings on the main and upper levels, an office off the foyer, expansive kitchen with S/S appliances, oversized 9 ft double car garage doors and beautiful landscaping. Not to mention, this home has lots of revenue options including a 2 bedroom LEGAL SUITE and an approx. 1,000 square foot detached building currently used for a home based business.