

Depth/Size (ft):	irreg (4.57AC)	Bedrooms:	6	Approx. Year Built:	2006
Frontage (ft):	486.00	Bathrooms:	5	Age:	18
Lot Area: (Acres)	4.57	Full Baths:	4	Zoning:	RU-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$9,854.18
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	008-869-901

Style of Home:	2 Storey w/Bsmt.,3 Storey	Parking:	Total: 10 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	5 - Fuel: Natural Gas	Distance to:	
Water Supply:	Cistern,Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : rolling hills
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT C, PLAN NWP20579, DISTRICT LOT 240, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	23'0 x 12'4	Main	Walk-In Closet	11'11 x 6'10	Above	Bedroom	17'3 x 12'3
Main	Kitchen	18'5 x 16'8	Main	Laundry	16'1 x 10'9	Above	Walk-In Closet	5'3 x 5'0
Main	Eating Area	12'4 x 12'1	Main	Foyer	8'3 x 7'1	Above	Bedroom	17'7 x 11'9
Main	Pantry	5'7 x 3'10	Above	Bedroom	18'3 x 12'9	Above	Recreation Room	24'5 x 24'1
Main	Dining Room	14'1 x 11'11	Above	Bedroom	23'2 x 12'1	Above	Foyer	18'9 x 11'7
Main	Office	13'3 x 12'2	Above	Walk-In Closet	5'10 x 4'8	Bsmt	Games Room	21'7 x 15'6
Main	Primary Bedroom	18'0 x 17'6	Above	Playroom	8'8 x 4'5	Bsmt	Bar Room	16'7 x 5'8

Finished Floor (Main):	2,687 sqft	# Of Rooms:	26	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,925 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	2,360 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	6,972 sqft	Crawl/Bsmt Height:		Above	5	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Bsmt	3	No
Grand Total:	6,972 sqft	Beds In Bsmt:	1 / 6			
		# Of Pets:				

Wind up the oak lined driveway of this special property to the craftsman inspired home set on a knoll in one of Langley's best locations. Bright open concept plan feat BRAND NEW CUSTOM kitchen w/ commercial grade appliances incl 6 burner gas stove, lg island w/ sep sink & butlers pantry. Vaulted great room includes a new floor to ceiling natural stone surround fireplace, solid fir flooring & fresh paint. Luxurious primary suite incl spa like ensuite, walk-in shower w/ multiple rain heads & free standing tub. The basement offers custom wet bar, wine cellar, HUGE games area and media room - perfect for entertaining! Covered outdoor living area w/ fireplace overlooking the southern exposed rolling farmland. Unique 3 level 24X30 detached shop includes upper floor, workshop & 2 bays.