R2892597 House/Single Family

## 25165 11B AVENUE LANGLEY

Otter District, V4W 2S7

Depth/Size (ft):							
Deptil/312e (11).		Bedrooms:	4	Approx. Year Bui	lt: 1973		
Frontage (ft):		Bathrooms:	3	Age:	<b>1373</b> 51		
Lot Area: (sq.ft.)	11,250.00	Full Baths:	2	Zoning:	RU-2		
Flood Plain:	11,230.00	Half Baths:	1	Gross Taxes:	\$3,06		
Rear Yard Exp:		Maint. Fee:	50.00	For Tax Year:	\$3,00 2023		
View:		Maint. Fee:	50.00	Por fax fear: P.I.D.:		140-167	
view:				P.I.D.:	001-	140-167	
Style of Home:	2 Storey		Parking:	Total: 10			
Construction:	Concrete Block,Frame	e - Wood	Covered Parking:				
Exterior:	Aluminum,Stone		Parking Access:				
Foundation:	,		Parking:	Add. Parking Avai	L.RV Parking Avai	il.	
Rain Screen:			Locker:	· · · · · · · · · · · · · · · · · · ·	.,		
Renovations:			Units in Dev:				
# of Fireplaces:			Distance to:				
Water Supply:	Community		Title to Land:	Freehold Strata			
Fuel/Heating:	Baseboard.Forced Air		Property Disc:	Yes			
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:	169			
Type of Roof:	Metal	a Decr(5), oundecr(5)	Fixtures Leased:	No			
Floor Finish:	we lai		Fixtures Leased:	UVI			
FIOOF FINISH:			Fixtures Rillva:				
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:		TION 11 TOWNSHIP 10 NEW WES Y IN PROPORTION TO THE UNIT				NTEREST IN THE	
Bylaw Restric:	Pets Allowed						
Listing Broker(s):	Fels Allowed						
		Realty (Central Valley) Ltd., Homelife	e Advantage Realty (Central V	/alley) Ltd.			
	Homelife Advantage F						
Floor	Homelife Advantage F	Dimensions	Floor	Туре	Dimens		
Below	Homelife Advantage F <b>Type</b> Living Room	<b>Dimensions</b> 16'10 x 13'4	Floor Above	<b>Type</b> Kitchen	9'10 x 1	10'1	
Below Below	Homelife Advantage F <b>Type</b> Living Room Dining Room	<b>Dimensions</b> 16'10 x 13'4 7'7 x 8'11	Floor Above Above	<b>Type</b> Kitchen Living Room	9'10 x 1 16'10 x	10'1 13'3	
Below Below Below	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen	<b>Dimensions</b> 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1	Floor Above Above Above	<b>Type</b> Kitchen Living Room Primary Bedroom	9'10 x 1 16'10 x 13'6 x 1	10'1 13'3 10'1	
Below Below Below Below	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom	<b>Dimensions</b> 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4	Floor Above Above Above Above	<b>Type</b> Kitchen Living Room Primary Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'	10'1 13'3 10'1 6	
Below Below Below Below Below	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room	<b>Dimensions</b> 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4 11'5 x 22'10	Floor Above Above Above	<b>Type</b> Kitchen Living Room Primary Bedroom	9'10 x 1 16'10 x 13'6 x 1	10'1 13'3 10'1 6	
Below Below Below Below Below	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room Laundry	Dimensions 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4 11'5 x 22'10 4'10 x 5'2	Floor Above Above Above Above	<b>Type</b> Kitchen Living Room Primary Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'	10'1 13'3 10'1 6	
Below Below Below Below Below	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room	<b>Dimensions</b> 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4 11'5 x 22'10	Floor Above Above Above Above	<b>Type</b> Kitchen Living Room Primary Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'	10'1 13'3 10'1 6	
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Below Below Below Below Below Above	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room Laundry Dining Room	Dimensions 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4 11'5 x 22'10 4'10 x 5'2 12'7 x 10'1	Floor Above Above Above Above Above Above	<b>Type</b> Kitchen Living Room Primary Bedroom Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'1 9'3 x 9'1	10'1 13'3 10'1 6 6	
Below Below Below Below Below Above Finished Floor (Main):	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room Laundry Dining Room 1,130 sqft	Dimensions 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4 11'5 x 22'10 4'10 x 5'2 12'7 x 10'1 # Of Rooms:	Floor Above Above Above Above Above	Type Kitchen Living Room Primary Bedroom Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'0 9'3 x 9'0 <b># of Pieces</b>	10'1 13'3 10'1 6 6 <b>Ensuite?</b>	
Below Below Below Below Below Above Finished Floor (Main): Finished Floor (Above):	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room Laundry Dining Room 1,130 sqft 0 sqft	Dimensions 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4 11'5 x 22'10 4'10 x 5'2 12'7 x 10'1 # Of Rooms: # Of Kitchens:	Floor Above Above Above Above Above Above 12 2	Type Kitchen Living Room Primary Bedroom Bedroom Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'0 9'3 x 9'0 <b># of Pieces</b> 2	10'1 13'3 10'1 6 6 6 <b>Ensuite?</b> Yes	
Below Below Below Below Below Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room Laundry Dining Room 1,130 sqft 0 sqft 1,130 sqft 1,130 sqft	Dimensions 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4 11'5 x 22'10 4'10 x 5'2 12'7 x 10'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Above Above Above Above Above Above 12 2 2	Type Kitchen Living Room Primary Bedroom Bedroom Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'0 9'3 x 9'0 <b># of Pieces</b> 2 4	10'1 13'3 10'1 6 6 6 <b>Ensuite?</b> Yes No	
Below Below Below Below Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room Laundry Dining Room 1,130 sqft 0 sqft 1,130 sqft 2,260 sqft	Dimensions 16'10 × 13'4 7'7 × 8'11 9'6 × 6'1 9'10 × 10'4 11'5 × 22'10 4'10 × 5'2 12'7 × 10'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Above Above Above Above Above 12 2 2 2 Unauthorized Suite	Type Kitchen Living Room Primary Bedroom Bedroom Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'0 9'3 x 9'0 <b># of Pieces</b> 2 4	10'1 13'3 10'1 6 6 6 <b>Ensuite?</b> Yes No	
Below Below Below Below Below Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): Unfinished Floor:	Homelife Advantage F <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Recreation Room Laundry Dining Room 1,130 sqft 0 sqft 1,130 sqft 2,260 sqft 0 sqft 0 sqft	Dimensions 16'10 x 13'4 7'7 x 8'11 9'6 x 6'1 9'10 x 10'4 11'5 x 22'10 4'10 x 5'2 12'7 x 10'1 # Of Rooms: # Of Rooms: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	Floor Above Above Above Above Above 12 2 2 Unauthorized Suite Fully Finished	Type Kitchen Living Room Primary Bedroom Bedroom Bedroom Bedroom	9'10 x 1 16'10 x 13'6 x 1 9'3 x 9'0 9'3 x 9'0 <b># of Pieces</b> 2 4	10'1 13'3 10'1 6 6 6 <b>Ensuite?</b> Yes No	
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Country Living nestled close to the city yet surrounded by serene farmland and equestrian areas, this property offers the perfect blend of convenience and tranquility. Situated on a beautiful 1/4 acre lot that backs onto a forested area, this home provides a peaceful and quiet living space. The shared common green space is a fantastic benefit for owners in the neighbourhood, perfect for family time and outdoor activities. The home has been tastefully updated with new flooring, fresh paint, bathrooms, moldings, and A/C. The "big ticket" items have been upgraded including hot water tank and furnace. The basement suite is a "Must See" with a bright white kitchen, new windows, and tons living space, making it ideal for family or as a potential income generator.

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