20437 42 AVENUE LANGLEY

Brookswood Langley, V3A 3A8

| Depth/Size (ft): | 131.9 | Bedrooms: | 4 | Approx. Year Built: | 1972 | 2 |
|--|---|--|---|--|---|---|
| Frontage (ft): | 77.10 | Bathrooms: | 3 | Age: | 52 | |
| Lot Area: (sq.ft.) | 10,170.00 | Full Baths: | 1 | Zoning: | R-1E | <u>:</u> |
| Flood Plain: | | Half Baths: | 2 | Gross Taxes: | \$4,60 | 09.69 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 | 1 |
| View: | No | | | P.I.D.: | 005-3 | 372-852 |
| Style of Home: | Basement Entry,Split I | Entry | Parking: | Total: 5 - Covered: 1 | | |
| Construction: | Frame - Wood | | Covered Parking: | 1 | | |
| Exterior: | Aluminum,Stucco,Woo | bd | Parking Access: | Front,Side | | |
| oundation: | | | Parking: | Garage; Single, RV Par | rking Avail. | |
| Rain Screen: | | | Locker: | | 0 | |
| Renovations: | | | Units in Dev: | | | |
| f of Fireplaces: | 2 - Fuel: Wood | | Distance to: | | | |
| Water Supply: | City/Municipal | | Title to Land: | Freehold NonStrata | | |
| Fuel/Heating: | Forced Air,Natural Gas | S | Property Disc: | Yes | | |
| Outdoor Area: | Balcny(s) Patio(s) Dck | | PAD Rental: | | | |
| Type of Roof: | Torch-On | | Fixtures Leased: | No | | |
| Floor Finish: | Wall/Wall/Mixed | | Fixtures Rmvd: | No | | |
| | | | | | | |
| | | | | | | |
| View: | No | | | | | |
| | No | | | | | |
| Mgmt. Company: | Brookswood | | | | | |
| Mgmt. Company: Complex / Subdiv: | Brookswood Electricity,Natural Gas | • | | | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP | 40601, PART SE1/4, SECTION 35, | TOWNSHIP 7, NEW WESTMIN | ISTER LAND DISTRICT | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laure | 40601, PART SE1/4, SECTION 35, dry,Storage | | ISTER LAND DISTRICT | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laure | 40601, PART SE1/4, SECTION 35, | | ISTER LAND DISTRICT | | |
| View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Legal: Amenities: Site Influences: Features: | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laure | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre | | ISTER LAND DISTRICT | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW | | ISTER LAND DISTRICT | | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre | | ISTER LAND DISTRICT | | |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW | | ISTER LAND DISTRICT | Dimen | sions |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. | ation Nearby,Shopping Nearby | | Dimen 13'1 x - | |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions | ation Nearby,Shopping Nearby | Туре | | 10'2 |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 | ation Nearby,Shopping Nearby Floor Bsmt | Type Bedroom | 13'1 x ⁻ | 10'2 11'7 |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 | ation Nearby,Shopping Nearby Floor Bsmt Bsmt | Type Bedroom Recreation Room | 13'1 x ⁻ 12'9 x ⁻ | 10'2 11'7 12'1 |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recreve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 | ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt | Type Bedroom Recreation Room Family Room | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ | 10'2 11'7 12'1 9 |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main | Brookswood Electricity,Natural Gass LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room Primary Bedroom | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recreve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 | ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt | Type Bedroom Recreation Room Family Room Laundry | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' | 10'2 11'7 12'1 9 |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room Primary Bedroom Flex Room | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 15'8 x 13'7 | ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt | Type Bedroom Recreation Room Family Room Laundry | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' | 10'2 11'7 12'1 9 |
| Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Iain Iain Iain Iain Iain Iain | Brookswood Electricity,Natural Gass LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room Primary Bedroom Flex Room Bedroom Bedroom | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 15'8 x 13'7 9'11 x 8'7 | ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt | Type Bedroom Recreation Room Family Room Laundry Foyer | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' | 10'2 11'7 9 Ensuite? |
| Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main | Brookswood Electricity,Natural Gass LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room Primary Bedroom Flex Room Bedroom Bedroom 1,354 sqft 0 sqft | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 15'8 x 13'7 9'11 x 8'7 13'5 x 9'5 | ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Below 12 1 | Type Bedroom Recreation Room Family Room Laundry Foyer | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' 5' x 3'4 | 10'2 11'7 9 Ensuite? No |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main | Brookswood Electricity,Natural Gass LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room Primary Bedroom Flex Room Bedroom Bedroom | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 15'8 x 13'7 9'11 x 8'7 13'5 x 9'5 # Of Rooms: | ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Below 12 | Type Bedroom Recreation Room Family Room Laundry Foyer Bathroom Floor # 0 | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' 5' x 3'4 | 10'2 11'7 9 Ensuite? No Yes |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below): | Brookswood Electricity,Natural Gass LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room Primary Bedroom Flex Room Bedroom Bedroom 1,354 sqft 0 sqft 1,376 sqft | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recreve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 15'8 x 13'7 9'11 x 8'7 13'5 x 9'5 # Of Rooms: # Of Kitchens: | ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Bsmt Below 12 1 | Type Bedroom Recreation Room Family Room Laundry Foyer Bathroom Floor # of Main 4 | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' 5' x 3'4 | 10'2 11'7 9 Ensuite? No |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room Primary Bedroom Flex Room Bedroom Bedroom Bedroom Bedroom 3,354 sqft 0 sqft 1,376 sqft 2,730 sqft | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 15'8 x 13'7 9'11 x 8'7 13'5 x 9'5 # Of Rooms: # Of Kitchens: # Of Levels: | Ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Below 12 1 2 None | Type Bedroom Recreation Room Family Room Laundry Foyer Bathroom Floor # of Main 4 Main 1 | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' 5' x 3'4 | 10'2 11'7 9 Ensuite? No Yes |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: | Brookswood Electricity,Natural Gass LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Living Room Primary Bedroom Flex Room Bedroom Bedroom 1,354 sqft 0 sqft 1,376 sqft | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 15'8 x 13'7 9'11 x 8'7 13'5 x 9'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: | ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Bsmt Below 12 1 2 | Type Bedroom Recreation Room Family Room Laundry Foyer Bathroom Floor # of Main 4 Main 1 | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' 5' x 3'4 | 10'2 11'7 9 Ensuite? No Yes |
| Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: | Brookswood Electricity,Natural Gas LOT 128, PLAN NWP- Garden,In Suite Laund Central Location,Golf ClthWsh/Dryr/Frdg/St One Percent Realty Lt Type Kitchen Dining Room Primary Bedroom Flex Room Bedroom Bedroom Bedroom 1,354 sqft 0 sqft 0 sqft 1,376 sqft 2,730 sqft 0 sqft | 40601, PART SE1/4, SECTION 35, dry,Storage Course Nearby,Private Yard,Recre ve/DW td., One Percent Realty Ltd. Dimensions 11'5 x 10'8 10'6 x 7'11 15'9 x 13'1 13'1 x 10'6 15'8 x 13'7 9'11 x 8'7 13'5 x 9'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: | Ation Nearby,Shopping Nearby Floor Bsmt Bsmt Bsmt Below 12 12 1 2 None Fully Finished,Separate | Type Bedroom Recreation Room Family Room Laundry Foyer Bathroom Floor # of Main 4 Main 1 | 13'1 x ⁻ 12'9 x ⁻ 12'9 x ⁻ 11' x 8' 5' x 3'4 | 10'2 11'7 9 Ensuite? No Yes |

Solid 2730sf split entry home on a flat rectangular 10170sf lot (77X131) in a great area of Brookswood. Kitchen/dng rm w/access to your balcony w/new stairs, a lvg rm w/custom cedar accents & wood f/p. Upstairs features 3 spacious bdrms, primary w/a bonus room + shower. 4 piece main bthrm. Then the basement - a rec rm w/wood fp, a family rm, w/bi cabinets, a large bdrm, a powder room, then walk into your extra long single garage w/access to a wi workshop and huge storage area. Under the deck in the backyard has a bonus room to the far side. So much potential for this home! Single garage w/lots of apron parking, including a side area for your RV or toys! Backyard is accessible from both sides of the home. Updates are main bthrm floor, custom tub tile work, glass doors. Some updated plumbing

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