

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1974
Frontage (ft):	29.45	Bathrooms:	3	Age:	50
Lot Area (sq.ft.):	6,098.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,869.10
Rear Yard Exp:	West			For Tax Year:	2023
View:				P.I.D.:	007-604-831

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 78 DISTRICT LOT 304 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 44877

Amenities: Air Cond./Central,Garden

Site Influences: Central Location,Cul-de-Sac,Private Setting,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Storage Shed

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 11'2	Below	Bedroom	11'9 x 16'4
Main	Dining Room	11'2 x 8'4	Below	Mud Room	11'9 x 8'0
Main	Living Room	13'4 x 17'3	Below	Laundry	8'10 x 4'9
Main	Primary Bedroom	11'5 x 13'1	Below	Kitchen	11'9 x 5'8
Main	Bedroom	9'11 x 12'10	Below	Foyer	8'10 x 7'6
Main	Bedroom	9'10 x 10'3	Below	Walk-In Closet	3'10 x 6'1
Below	Living Room	13'4 x 10'8			

Finished Floor (Main):	1,125 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	1,041 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,166 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,166 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Great Langley City family home situated on cul-de-sac close to Blacklock Fine Arts School. Open concept kitchen with island & sliders that lead you to your fabulous private deck (up & down) redone 6 YRS ago. Upstairs offers Primary BDRM with ensuite & two addtl BDRMS. Looking for room for a family member, one BDRM suite with fireplace is waiting for you. Heat pump with A/C & H/W on demand, updated plugs, switches & wiring. Great outdoor space for gardening, treehouse or maybe your dog. Centrally located as close to parks, shopping, schools, pool & spray park. Come give a look, as this home is waiting for it's next owner.