

Depth/Size (ft):	150	Bedrooms:	4	Approx. Year Built:	1989
Frontage (ft):	54.00	Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	8,165.00	Full Baths:	2	Zoning:	SFD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,020.10
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	003-302-288

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board, Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas, Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: PL 71141 LT 1 LD 36 SEC 8 TWP 8 PART NE1/4.

Amenities:

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Storage Shed, Vacuum - Built In, Wine Cooler

Bylaw Restrict:

Listing Broker(s): Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 16'10	Above	Bedroom	9'11 x 13'3
Main	Family Room	11'6 x 11'5	Above	Bedroom	10'1 x 10'3
Main	Kitchen	9'4 x 12'			
Main	Eating Area	6'9 x 5'11			
Main	Dining Room	11'11 x 16'11			
Above	Primary Bedroom	19'10 x 12'			
Above	Bedroom	12'3 x 8'10			

Finished Floor (Main):	1,069 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,013 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,082 sqft	Crawl/Bsmt Height:	3'			
Unfinished Floor:	0 sqft	Basement:	Crawl, None			
Grand Total:	2,082 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This home has been METICULOUSLY cared for & updated, including a Newer roof, furnace, AC, Kitchen and bathrooms. Nothing left to do except to move in. Perfectly designed for comfort and convenience, this property offers: large Primary bedroom with a beautiful 3 piece ensuite, and 3 generously sized bedrooms. There is a 5 piece bath on the upper level as well as a powder room on the main. Step outside to a serene oasis, perfect for outdoor gatherings and children's play. Additional features include a large outdoor playhouse, workshop /garden shed and parking for 5 vehicles. This home is near shopping centres, schools, and community amenities. Don't miss out on the opportunity to make this house your home. Schedule a viewing today and envision your family's future in this inviting home.