## 8883 HUDSON BAY STREET LANGLEY

Fort Langley, V1M 2R6

Residential Detached \$1,699,900 (LP)

Depth/Size (ft): Frontage (ft): Lot Area: (sq.ft.) Flood Plain:					
Frontage (ft): Lot Area: (sq.ft.)		Bedrooms:	4	Approx. Year Built:	1973
Lot Area: (sq.ft.)	65.94	Bathrooms:	2	Age:	51
	9,768.00	Full Baths:	2	Zoning:	R-1E
	5,7 00.00	Half Baths:	0	Gross Taxes:	\$5,769.35
Rear Yard Exp:		nan Buttist	Ŭ	For Tax Year:	2023
View:	No			P.I.D.:	004-858-778
Style of Home:	1 Storey,Rancher/Bu	ngalow	Parking:	Total: 5 - Covered: 0	
Construction:	Frame - Wood		Covered Parking:	0	
Exterior:	Vinyl		Parking Access:	Front	
Foundation:			Parking:	Open, RV Parking Avail.	
Rain Screen:			Locker:		
Renovations:			Units in Dev:		
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
Fuel/Heating:	Forced Air,Natural Ga	as	Property Disc:	Yes	
Outdoor Area:	Fenced Yard,Sundec		PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Hardwood,Tile,Carpe	et	Fixtures Rmvd:	No	
View:	No				
Mgmt. Company: Complex / Subdiv:					
Services Connected:	Electricity,Natural Ga	a Santia Watar			
		is, Seplic, Waler			
Legal:	LOT 218, PLAN NWF	P44060, DISTRICT LOT 324, NEW	WESTMINSTER LAND DISTR	RICT	
Legal: Amenities:	LOT 218, PLAN NWF In Suite Laundry,Swi	P44060, DISTRICT LOT 324, NEW	WESTMINSTER LAND DISTR	RICT	
	In Suite Laundry,Swi	P44060, DISTRICT LOT 324, NEW	WESTMINSTER LAND DISTR	RCT	
Amenities:	In Suite Laundry,Swi Central Location,Priv	P44060, DISTRICT LOT 324, NEW rlpool/Hot Tub	WESTMINSTER LAND DISTR	NCT	
Amenities: Site Influences:	In Suite Laundry,Swi Central Location,Priv	P44060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby	WESTMINSTER LAND DISTR	NCT	
Amenities: Site Influences: Features:	In Suite Laundry,Swi Central Location,Priv	P44060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tve/DW,Storage Shed	WESTMINSTER LAND DISTR	lict	
Amenities: Site Influences: Features: Bylaw Restric:	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co	P44060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tve/DW,Storage Shed	WESTMINSTER LAND DISTR		Dimensions
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co	P44060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tve/DW,Storage Shed prp.		Туре	Dimensions 11'9 x 11'9
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co	P44060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tve/DW,Storage Shed prp. Dimensions	Floor		
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co <b>Type</b> Living Room Kitchen	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tve/DW,Storage Shed prp. Dimensions 15'9 x 13'4 18'6 x 10'1	Floor Main	<b>Type</b> Primary Bedroom	11'9 x 11'9 11'9 x 5'3
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co <b>Type</b> Living Room Kitchen Family Room	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tive/DW,Storage Shed orp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6	Floor Main Main	<b>Type</b> Primary Bedroom Flex Room	11'9 x 11'9
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co <b>Type</b> Living Room Kitchen Family Room Utility	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tive/DW,Storage Shed prp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7	Floor Main Main	<b>Type</b> Primary Bedroom Flex Room	11'9 x 11'9 11'9 x 5'3
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co Type Living Room Kitchen Family Room Utility Dining Room	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tive/DW,Storage Shed orp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6	Floor Main Main	<b>Type</b> Primary Bedroom Flex Room	11'9 x 11'9 11'9 x 5'3
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co <b>Type</b> Living Room Kitchen Family Room Utility	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby twe/DW,Storage Shed prp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7 10'3 x 14'3	Floor Main Main	<b>Type</b> Primary Bedroom Flex Room	11'9 x 11'9 11'9 x 5'3
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co <b>Type</b> Living Room Kitchen Family Room Utility Dining Room Bedroom Bedroom	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tve/DW,Storage Shed orp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7 10'3 x 14'3 9'5 x 9'2 10'3 x 11'7	Floor Main Main Main	<b>Type</b> Primary Bedroom Flex Room Bedroom	11'9 x 11'9 11'9 x 5'3 14'0 x 8'0
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main):	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co <b>Type</b> Living Room Kitchen Family Room Utility Dining Room Bedroom Bedroom 1,724 sqft	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tve/DW,Storage Shed orp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7 10'3 x 14'3 9'5 x 9'2 10'3 x 11'7 # Of Rooms:	Floor Main Main Main	Type Primary Bedroom Flex Room Bedroom Bedroom <b>Hoor # of</b>	11'9 x 11'9 11'9 x 5'3 14'0 x 8'0 Pieces Ensuite?
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co Type Living Room Kitchen Family Room Utility Dining Room Bedroom Bedroom 1,724 sqft 0 sqft	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tve/DW,Storage Shed prp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7 10'3 x 14'3 9'5 x 9'2 10'3 x 11'7 # Of Rooms: # Of Kitchens:	Floor Main Main Main 10 1	Type   Primary Bedroom   Flex Room   Bedroom   Bedroom   Main	11'9 x 11'9 11'9 x 5'3 14'0 x 8'0 <b>Pieces Ensuite?</b> No
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Sinished Floor (Main): Finished Floor (Above): Finished Floor (Below):	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co Type Living Room Kitchen Family Room Utility Dining Room Bedroom Bedroom Bedroom	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby itve/DW,Storage Shed prp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7 10'3 x 14'3 9'5 x 9'2 10'3 x 11'7 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Main Main Main 10 1	Type Primary Bedroom Flex Room Bedroom Bedroom <b>Hoor # of</b>	11'9 x 11'9 11'9 x 5'3 14'0 x 8'0 Pieces Ensuite?
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co Type Living Room Kitchen Family Room Utility Dining Room Bedroom Bedroom Bedroom 1,724 sqft 0 sqft 0 sqft 0 sqft	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby itve/DW,Storage Shed prp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7 10'3 x 14'3 9'5 x 9'2 10'3 x 11'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Main Main Main 10 1	Type   Primary Bedroom   Flex Room   Bedroom   Bedroom   Main	11'9 x 11'9 11'9 x 5'3 14'0 x 8'0 <b>Pieces Ensuite?</b> No
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Sinished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co Type Living Room Kitchen Family Room Utility Dining Room Bedroom Bedroom 1,724 sqft 0 sqft 0 sqft 0 sqft 1,724 sqft	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tive/DW,Storage Shed orp. Dimensions 15'9 × 13'4 18'6 × 10'1 11'4 × 19'6 11'4 × 7'7 10'3 × 14'3 9'5 × 9'2 10'3 × 11'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Main Main Main 10 1 1 1 None	Type   Primary Bedroom   Flex Room   Bedroom   Bedroom   Main	11'9 x 11'9 11'9 x 5'3 14'0 x 8'0 <b>Pieces Ensuite?</b> No
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co Type Living Room Kitchen Family Room Utility Dining Room Bedroom Bedroom 1,724 sqft 0 sqft 0 sqft 1,724 sqft 0 sqft 1,724 sqft 0 sqft	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby itve/DW,Storage Shed prp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7 10'3 x 14'3 9'5 x 9'2 10'3 x 11'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Main Main Main 10 1 1 1 None Crawl	Type   Primary Bedroom   Flex Room   Bedroom   Bedroom   Main	11'9 x 11'9 11'9 x 5'3 14'0 x 8'0 <b>Pieces Ensuite?</b> No
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co Type Living Room Kitchen Family Room Utility Dining Room Bedroom Bedroom 1,724 sqft 0 sqft 0 sqft 0 sqft 1,724 sqft	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tive/DW,Storage Shed orp. Dimensions 15'9 × 13'4 18'6 × 10'1 11'4 × 19'6 11'4 × 7'7 10'3 × 14'3 9'5 × 9'2 10'3 × 11'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Main Main Main 10 1 1 1 None	Type   Primary Bedroom   Flex Room   Bedroom   Bedroom   Main	11'9 x 11'9 11'9 x 5'3 14'0 x 8'0 <b>Pieces Ensuite?</b> No
Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	In Suite Laundry,Swi Central Location,Priv ClthWsh/Dryr/Frdg/S Stonehaus Realty Co <b>Type</b> Living Room Kitchen Family Room Utility	244060, DISTRICT LOT 324, NEW rlpool/Hot Tub rate Setting,Shopping Nearby tive/DW,Storage Shed prp. Dimensions 15'9 x 13'4 18'6 x 10'1 11'4 x 19'6 11'4 x 7'7	Floor Main Main	<b>Type</b> Primary Bedroom Flex Room	11'9 x 11'9 11'9 x 5'3

Charming 4 bedroom rancher on one of Fort Langley's most sought after streets. Hudson Bay street is the last road in the historic community, keeping non-local traffic to a minimum, while still just a short walk to restaurants, walking trails and shopping. The home offers open concept living, a large formal dining room, and a beautiful private yard with a 9x15 shed, sun drenched patio and a hot tub. This unique floor plan offers side yard access to the 4th bedroom, with a private bathroom. Great opportunity for a nanny, homestay student or airbnb. Situated on nearly a 1/4 acre lot, this is also a perfect option to get into Fort Langley today, and build your dream home in the future. Call us to book your private showing.

COTOIO. Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.