R2897467 House/Single Family

8883 HUDSON BAY STREET LANGLEY

2

2

0

Residential Detached \$1,799,900 (LP)

Fort Langley, V1M 2R6

Depth/Size (ft): Frontage (ft):

65.94

4 Bedrooms:

Approx. Year Built: Age:

1973 51

Lot Area: (sq.ft.) Flood Plain:

9,768.00

Bathrooms: **Full Baths:** Half Baths:

Zoning: R-1E **Gross Taxes:** \$5,769.35 For Tax Year: 2023 P.I.D.: 004-858-778

Rear Yard Exp:

Style of Home:

Construction:

Foundation:

Rain Screen:

Renovations: # of Fireplaces:

Water Supply:

Fuel/Heating:

Exterior:

No

Total: 5 - Covered: 0

Parking: **Covered Parking: Parking Access:**

Front

Parking: Locker:

Open, RV Parking Avail.

Units in Dev: Distance to:

Title to Land: Freehold NonStrata

No

No

Property Disc:

Yes

PAD Rental: Fixtures Leased: Fixtures Rmvd:

Outdoor Area: Type of Roof: Floor Finish:

Asphalt

Hardwood, Tile, Carpet

City/Municipal

1 - Fuel: Natural Gas

Forced Air, Natural Gas

Fenced Yard, Sundeck(s)

1 Storey, Rancher/Bungalow

Frame - Wood

Vinyl

View: No

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Septic, Water

LOT 218, PLAN NWP44060, DISTRICT LOT 324, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities: In Suite Laundry, Swirlpool/Hot Tub

Site Influences: Central Location, Private Setting, Shopping Nearby ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed Features:

Bylaw Restric:

Floor

Listing Broker(s): Stonehaus Realty Corp.

Type Main Living Room 15'9 x 13'4 Main Kitchen 18'6 x 10'1 Main Family Room 11'4 x 19'6 Main Utility 11'4 x 7'7 Main Dining Room 10'3 x 14'3 Main Bedroom 9'5 x 9'2 Main Bedroom 10'3 x 11'7 Floor Main Main Main

10

None

1

Type Primary Bedroom Flex Room Bedroom

11'9 x 11'9 11'9 x 5'3 14'0 x 8'0

Dimensions

Finished Floor (Main): 1,724 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 1,724 sqft **Unfinished Floor:** 0 sqft **Grand Total:** 1,724 sqft

Of Kitchens: # Of Levels: Suite:

Dimensions

Of Rooms:

Crawl/Bsmt Height: **Basement:** Crawl **Beds In Bsmt:** 0/4 # Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 4 Nο 3 Main No

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.