

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	65.94	Bathrooms:	2	Age:	51
Lot Area: (sq.ft.)	9,768.00	Full Baths:	2	Zoning:	R-1E
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,769.35
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	004-858-778

Style of Home:	1 Storey,Rancher/Bungalow	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 Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 218, PLAN NWP44060, DISTRICT LOT 324, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Swirlpool/Hot Tub
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 13'4	Main	Primary Bedroom	11'9 x 11'9
Main	Kitchen	18'6 x 10'1	Main	Flex Room	11'9 x 5'3
Main	Family Room	11'4 x 19'6	Main	Bedroom	14'0 x 8'0
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			

Finished Floor (Main):	1,724 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,724 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,724 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

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.