## 4473 208A STREET LANGLEY

Brookswood Langley, V3A 7R4

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Depth/Size (ft):	128.61	Bedrooms:	4	Approx. Year Built	t: 1995	5
Frontage (ft):	54.46	Bathrooms:	3	Age:	29	
Lot Area: (sq.ft.)	7,277.00	Full Baths:	3	Zoning:	R-1[	C
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,8	17.97
Rear Yard Exp:	West			For Tax Year:	2023	3
View:	No			P.I.D.:	019-	159-781
		1		1		
Style of Home:	Basement Entry		Parking:	Total: 10 - Covered	1: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed,Stucco,Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage; Double,RV	V 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	old NonStrata	
Fuel/Heating:	Forced Air,Natural Gas		Property Disc:	No		
Outdoor Area:		k(s),Patio(s),Patio(s) & Deck(s)	PAD Rental:			
Type of Roof:	Wood		Fixtures Leased:	No		
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	Yes		
View:	No					
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Cedar Ridge Electricity,Natural Gas LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-o	de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling	R DISTRICT PLAN LMP21750	ing Nearby		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Cedar Ridge Electricity,Natural Gas LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst	OWNSHIP 7 NEW WESTMINSTER n Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft	DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Cedar Ridge Electricity,Natural Gas LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul- ClthWsh/Dryr/Frdg/St Royal LePage - Wolst	OWNSHIP 7 NEW WESTMINSTER n Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions	POISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi	Туре	Dimen	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Cedar Ridge Electricity,Natural Gas LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst <b>Type</b> Living Room	OWNSHIP 7 NEW WESTMINSTER n Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft <b>Dimensions</b> 13'6 x 12'3	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main	<b>Type</b> Bedroom	11'3 x	9'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Cedar Ridge Electricity,Natural Gas LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolste <b>Type</b> Living Room Dining Room	OWNSHIP 7 NEW WESTMINSTER n Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft <b>Dimensions</b> 13'6 x 12'3 10'10 x 8'9	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below	<b>Type</b> Bedroom Kitchen	11'3 x 11'8 x	9'11 11'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Cedar Ridge Electricity,Natural Gas LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolste <b>Type</b> Living Room Dining Room Kitchen	OWNSHIP 7 NEW WESTMINSTER n Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below	<b>Type</b> Bedroom Kitchen Family Room	11'3 x 11'8 x 14'9 x	9'11 11'1 10'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolste <b>Type</b> Living Room Dining Room Kitchen Solarium	OWNSHIP 7 NEW WESTMINSTEP In Suite Laundry de-Sac,Golf Course Nearby,Private we/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10'	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below	<b>Type</b> Bedroom Kitchen Family Room Bedroom	11'3 x 11'8 x 14'9 x 10'8 x	9'11 11'1 10' 9'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Solarium Primary Bedroom	OWNSHIP 7 NEW WESTMINSTEP In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW, Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12'	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below	<b>Type</b> Bedroom Kitchen Family Room Bedroom Den	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6	9'11 11'1 10' 9'10 '7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Solarium Primary Bedroom Walk-In Closet	OWNSHIP 7 NEW WESTMINSTEP In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12' 6'6 x 4'11	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below Below Below	<b>Type</b> Bedroom Kitchen Family Room Bedroom Den Laundry	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6 7'6 x 6	9'11 11'1 10' 9'10 '7 '7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Solarium Primary Bedroom	OWNSHIP 7 NEW WESTMINSTEP In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW, Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12'	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below	<b>Type</b> Bedroom Kitchen Family Room Bedroom Den	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6	9'11 11'1 10' 9'10 '7 '7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Solarium Primary Bedroom Walk-In Closet	OWNSHIP 7 NEW WESTMINSTEP In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12' 6'6 x 4'11	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below Below Below	<b>Type</b> Bedroom Kitchen Family Room Bedroom Den Laundry	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6 7'6 x 6	9'11 11'1 10' 9'10 '7 '7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Cedar Ridge Electricity,Natural Gas LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolste <b>Type</b> Living Room Dining Room Kitchen Solarium Primary Bedroom Walk-In Closet Bedroom	OWNSHIP 7 NEW WESTMINSTER In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12' 6'6 x 4'11 11'3 x 9'11	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below Below Below Below	<b>Type</b> Bedroom Kitchen Family Room Bedroom Den Laundry Foyer	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6 7'6 x 6 6'9 x 6	9'11 11'1 10' 9'10 '7 '7 '8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Dining Room Kitchen Solarium Primary Bedroom Walk-In Closet Bedroom	OWNSHIP 7 NEW WESTMINSTER In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12' 6'6 x 4'11 11'3 x 9'11 # Of Rooms:	A DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below Below Below Below Below	Type Bedroom Kitchen Family Room Bedroom Den Laundry Foyer Bathroom Floor	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6 7'6 x 6 6'9 x 6	9'11 11'1 10' 9'10 '7 '7 '8 <b>Ensuite?</b>
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Dining Room Kitchen Solarium Primary Bedroom Walk-In Closet Bedroom 1,286 sqft 0 sqft	OWNSHIP 7 NEW WESTMINSTEP In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW, Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12' 6'6 x 4'11 11'3 x 9'11 # Of Rooms: # Of Kitchens:	R DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below Below Below Below Below Below Below	Type Bedroom Kitchen Family Room Bedroom Den Laundry Foyer Bathroom Floor Main	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6 7'6 x 6 6'9 x 6 <b># of Pieces</b> 4	9'11 11'1 10' 9'10 '7 '7 '8 <b>Ensuite?</b> No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Dining Room Kitchen Solarium Primary Bedroom Walk-In Closet Bedroom 1,286 sqft 0 sqft 887 sqft 0 sqft 2,173 sqft	OWNSHIP 7 NEW WESTMINSTEP In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12' 6'6 x 4'11 11'3 x 9'11 # Of Rooms: # Of Kitchens: # Of Levels:	A DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below	Type Bedroom Kitchen Family Room Bedroom Den Laundry Foyer Bathroom Floor Main Main	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6 7'6 x 6 6'9 x 6 <b># of Pieces</b> 4 3	9'11 11'1 10' 9'10 '7 '7 '8 <b>Ensuite?</b> No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Uning Room Dining Room Kitchen Solarium Primary Bedroom Walk-In Closet Bedroom 1,286 sqft 0 sqft 887 sqft 0 sqft	OWNSHIP 7 NEW WESTMINSTER In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12' 6'6 x 4'11 11'3 x 9'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	A DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below	Type Bedroom Kitchen Family Room Bedroom Den Laundry Foyer Bathroom Floor Main Main	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6 7'6 x 6 6'9 x 6 <b># of Pieces</b> 4 3	9'11 11'1 10' 9'10 '7 '7 '8 <b>Ensuite?</b> No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Cedar Ridge Electricity,Natural Gass LOT 3 SECTION 36 T Garden,Guest Suite,Ir Central Location,Cul-c ClthWsh/Dryr/Frdg/St Royal LePage - Wolst Type Living Room Dining Room Kitchen Solarium Primary Bedroom Walk-In Closet Bedroom 1,286 sqft 0 sqft 887 sqft 0 sqft 2,173 sqft 0 sqft	OWNSHIP 7 NEW WESTMINSTER In Suite Laundry de-Sac,Golf Course Nearby,Private ve/DW,Vaulted Ceiling encroft Dimensions 13'6 x 12'3 10'10 x 8'9 12'7 x 11'2 11'1 x 10' 12'6 x 12' 6'6 x 4'11 11'3 x 9'11 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	A DISTRICT PLAN LMP21750 Yard,Recreation Nearby,Shoppi Floor Main Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below	Type Bedroom Kitchen Family Room Bedroom Den Laundry Foyer Bathroom Floor Main Main	11'3 x 11'8 x 14'9 x 10'8 x 12' x 6 7'6 x 6 6'9 x 6 <b># of Pieces</b> 4 3	9'11 11'1 10' 9'10 '7 '7 '8 <b>Ensuite?</b> No Yes

Sought after Cedar Ridge! Bright & Spacious level entry basement home with gorgeous unauthorized suite on a ultra quiet no thru street. Huge private west facing rear yard with Gazebo, large sundeck & room for workshop. Loads of parking for everything - double garage, stamped concrete driveway parking & bonus side driveway to rear yard - room for all your toys & RV. Main floor features vaulted ceiling living room/dining room, sunroom off the kitchen & 3 generous sized bedrooms - primary bedroom with full ensuite. Bright basement offers a den/bedroom for upstairs use, shared laundry & large spacious suite with separate entry, ideal for in-laws or nanny. Fantastic location - walk to schools, parks, transit - minutes to everything.

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.