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| Depth/Size (ft): | 694.2(5AC) | Bedrooms: | 4 | Approx. Year Built: | 1974 |
| Frontage (ft): | 308.00 | Bathrooms: | 3 | Age: | 50 |
| Lot Area: (Acres) | 5.00 | Full Baths: | 2 | Zoning: | RU-3 |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$5,666.62 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 007-097-778 |

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|-------------------------|------------------------|-------------------------|---|
| Style of Home: | 3 Level Split | Parking: | Total: 20 - Covered: 10 |
| Construction: | Frame - Wood | Covered Parking: | 10 |
| Exterior: | Brick,Wood | Parking Access: | Front,Rear |
| Foundation: | | Parking: | DetachedGrge/Carport,Garage; Single,RV Parking Avail. |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | Well - Drilled | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Forced Air,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Patio(s) & Deck(s) | PAD Rental: | |
| Type of Roof: | Fibreglass | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Septic,Water |
| Legal: | LOT 13, PLAN NWP43783, SECTION 9, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT. |
| Amenities: | Barn,In Suite Laundry,None,Storage,Workshop Detached |
| Site Influences: | Central Location,Private Yard,Rural Setting |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Storage Shed,Vacuum - Built In,Windows - Thermo |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage Northstar Realty (S. Surrey) |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|-----------------|-------------|
| Main | Foyer | 5'10 x 7'2 | Above | Primary Bedroom | 16'3 x 11'4 |
| Main | Living Room | 17'9 x 16'3 | Above | Walk-In Closet | 5'8 x 5'11 |
| Main | Dining Room | 12'3 x 13'10 | Above | Bedroom | 10'1 x 13'3 |
| Main | Kitchen | 11'9 x 10'2 | Above | Bedroom | 9'2 x 10'2 |
| Main | Eating Area | 11'4 x 10'5 | Above | Bedroom | 10'0 x 12'6 |
| Main | Family Room | 12'7 x 12'6 | | | |
| Main | Laundry | 9'8 x 6'5 | | | |

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|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,139 sqft | # Of Rooms: | 12 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 572 sqft | # Of Kitchens: | 1 | Above | 2 | No |
| Finished Floor (Below): | 392 sqft | # Of Levels: | 3 | Above | 5 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,103 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 2,103 sqft | Beds In Bsmt: | 0 / 4 | | | |
| | | # Of Pets: | | | | |

South Langley 5 Acres at the End of a Quiet Cul-de-Sac. Nestled at the end of a no-through street in serene Campbell Valley this 5-acre property offers unmatched privacy. This property features a 4-bedroom, 3-bathroom split-level home, BRAND NEW 3600 SQFT SHOP, No CREEKS & two driveways! Enjoy the inviting sunroom and spacious deck overlooking the gently sloping yard. Newer vinyl windows and a 50-year roof were installed in 2017. Ideal for hobbyists, horse lovers & someone wanting privacy!