

Depth/Size (ft):	30	Bedrooms:	6	Approx. Year Built:	2016
Frontage (ft):	32.12	Bathrooms:	4	Age:	8
Lot Area: (sq.ft.)	3,162.00	Full Baths:	3	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,698.53
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	029-822-181

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	The Meadows
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL EPP54885 LT 15 SEC 30 TWP 13 NWD
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Security - Roughed In,Vacuum - Roughed In,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 13'	Above	Bedroom	11' x 10'2
Main	Great Room	21'4 x 16'4	Above	Bedroom	10'2 x 10'1
Main	Dining Room	13' x 12'2	Bsmt	Kitchen	8'10 x 7'8
Main	Laundry	12' x 5'2	Bsmt	Living Room	22' x 11'4
Main	Den	9'9 x 9'2	Bsmt	Bedroom	10' x 10'
Above	Primary Bedroom	17'4 x 11'6	Bsmt	Bedroom	10' x 10'
Above	Bedroom	12'4 x 10'	Bsmt	Recreation Room	13'4 x 10'6

Finished Floor (Main):	1,004 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,064 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	1,004 sqft	Suite:	Legal Suite	Above	3	No
Finished Floor (Total):	3,072 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,072 sqft	Beds In Bsmt:	2 / 6			
		# Of Pets:				

Here's your chance to own this rarely available stunning spacious open concept single family home in the popular and quiet subdivision Meadows. Located in Aldergrove Langley this like new 6 Bedroom home has 4 large Bedrooms Up including a Spacious Master, with 2 Walk-in Closets and 4 pc en-suite. The minute you walk in, you will be captivated by the Open Concept Main Floor with it's 9 ft. ceilings, well appointed Kitchen and French Doors seamlessly connecting you to the back deck and patio. Downstairs features a spacious, bright Rec Room with a 2 Bedroom legal-suite great mortgage helper. Artificial turf installed in the backyard makes it great for kids to play on. Currently the suite is rented for \$1300/Month. Open House July 6 & 7 12-2pm.