

<b>Depth/Size (ft):</b>	(1.13AC)	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>	159.77	<b>Bathrooms:</b>	3	<b>Age:</b>	37
<b>Lot Area: (Acres)</b>	1.13	<b>Full Baths:</b>	2	<b>Zoning:</b>	SR-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$26,075.15
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-821-811

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 12 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	None	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT B SECTION 14 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 68503
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 17'0	Above	Primary Bedroom	18'0 x 15'0
Main	Dining Room	12'0 x 12'0	Above	Bedroom	15'0 x 11'0
Main	Kitchen	12'0 x 9'6	Above	Bedroom	15'0 x 11'0
Main	Eating Area	12'0 x 8'0	Above	Bedroom	11'0 x 11'0
Main	Family Room	16'0 x 15'0			
Main	Games Room	24'0 x 23'0			
Main	Den	11'0 x 9'0			

<b>Finished Floor (Main):</b>	2,182 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,264 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	5	Yes
<b>Finished Floor (Total):</b>	3,446 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	3,446 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

DEVELOPER/INVESTOR ALERT! 1.13 ACRE APARTMENT USE LAND (1.9 FSR / 40-80 UPA) in Northeast Gordon Neighbourhood Plan. Subject to Township of Langley approval. Northeast Gordon Estate is located in the Willoughby community, which is one of the Township of Langley's primary growth areas. House is where is-as is. Spacious 3446 sq ft 2 storey house has living / dining / family room / kitchen / den / games room on main floor and 4 bedrooms up. Minutes drive to Costco, Willowbrook Home Centre, and future Skytrain station. Call now for private viewing!