

Depth/Size (ft):	111.00	Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	87.00	Bathrooms:	4	Age:	51
Lot Area: (sq.ft.)	9,570.00	Full Baths:	4	Zoning:	R-1E
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,810.97
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	006-024-017

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Carport; Single,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	FORT LANGLEY
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 131, PLAN NWP41182, DISTRICT LOT 80, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'0 x 11'8	Above	Bedroom	17' x 20'
Main	Dining Room	9' x 11'8			
Main	Primary Bedroom	17'5 x 13'3			
Main	Great Room	16'7 x 16'3			
Main	Media Room	14'8 x 11'			
Above	Bedroom	10'5 x 17'4			
Above	Bedroom	9'5 x 17'2			

Finished Floor (Main):	1,682 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,118 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	2,800 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,800 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Mid century modern designed home with extensive renovation throughout done by local builder Trademark Homes. This is a CORNER lot home expanding over 9,500 square feet and includes RV parking w/ full hookup. This home has high end features including all hardwood flooring, 4 large bdrms with ensuites including PRIMARY ON MAIN FLOOR w/ a walkout patio, A/C, instant hot water system, oversized hallways and doors, covered back patio with deluxe outdoor kitchen and hot tub, beautifully manicured grounds and oversized garage adding an additional 440 sq.ft. 3 covered parking spots! There is a bonus area above the garage which is ideal for Airbnb, students, guests or teens! Not to mention, a detached garden shed and underground sprinklers. 5 minute walk into town or Langley Fine Arts School.