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|---------------------------|----------|--------------------|---|----------------------------|-------------|
| Depth/Size (ft): | 148 | Bedrooms: | 3 | Approx. Year Built: | 1967 |
| Frontage (ft): | 66.00 | Bathrooms: | 2 | Age: | 57 |
| Lot Area: (sq.ft.) | 9,768.00 | Full Baths: | 1 | Zoning: | R-1E |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$5,020.03 |
| Rear Yard Exp: | West | | | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 001-905-716 |

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|-------------------------|---|-------------------------|-----------------------|
| Style of Home: | Rancher/Bungalow | Parking: | Total: 4 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Stucco | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | Completely | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Wood | 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) & Deck(s),Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company:

Complex / Subdiv: FORT LANGLEY

Services Connected: Electricity,Natural Gas,Storm Sewer,Water

Legal: LOT.2, DISTRICT LOT 35, LD36 GRP.2 NEW WESTMINISTER LAND DISTRICT PLAN 69812

Amenities: Air Cond./Central,Storage,Workshop Detached

Site Influences: Central Location,Cul-de-Sac,Private Yard,Shopping Nearby

Features: Clothes Washer/Dryer,Dishwasher,Range Top,Refrigerator

Bylaw Restrict:

Listing Broker(s): Royal LePage West Real Estate Services

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|------------|
| Main | Living Room | 20'3 x 13'3 | Bsmt | Recreation Room | 28' x 20' |
| Main | Kitchen | 13'3 x 9'5 | | | |
| Main | Family Room | 13'3 x 10' | | | |
| Main | Primary Bedroom | 13'2 x 11'7 | | | |
| Main | Bedroom | 12'5 x 10'1 | | | |
| Main | Bedroom | 10'1 x 9'7 | | | |
| Main | Laundry | 13'3 x 10' | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,442 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 2 | No |
| Finished Floor (Bsmt): | 560 sqft | Suite: | None | | | |
| Finished Floor (Total): | 2,002 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | Crawl | | | |
| Grand Total: | 2,002 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Fort Langley. 3 Bedroom Rancher! Dont miss this gem. This home is spacious and bright and loads of space, with tons of storage. Huge yard and fenced backyard with mature trees, fire pit area and the gardening areas. Perfect in every way.Garage turned into great gym.Do not miss the opportunity to invest or build your dream home on this large 9789sq.ft. lot nestled in the heart of Fort Langley. Where you can explore the possibilities of the exquisite lifestyle offered of living in this historical neighbourhood and only steps from quaint shops, farmers market, amazing restaurants, Langley Fine Arts & Fort Langley Elementary Schools.