

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>	59.40	<b>Bathrooms:</b>	3	<b>Age:</b>	37
<b>Lot Area: (sq.ft.)</b>	5,813.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1B
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,571.15
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	000-482-871

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,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,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Carpet,Hardwood,Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	LOT 154, PLAN NWP61738, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<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	Kitchen	10'5 x 8'9	Below	Den	12' x 8'
Main	Dining Room	17' x 9'	Below	Living Room	17' x 13'2
Main	Living Room	17'5 x 15'5	Below	Other	11' x 9'6
Main	Primary Bedroom	16' x 12'			
Main	Bedroom	10' x 10'			
Main	Bedroom	14'10 x 9'5			
Below	Bedroom	14'10 x 9'5			

<b>Finished Floor (Main):</b>	1,366 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	1,003 sqft	<b># Of Levels:</b>	2	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Bsmt	4	No
<b>Finished Floor (Total):</b>	2,369 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,369 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

OPEN HOUSE SAT. JULY 27 FROM 2 - 3:30PM Beautifully updated basement entry home on one of the best cul-de-sac streets in Walnut Grove! Two minute walk to West Langley Elementary and Telegraph Trail Park. Updates include open concept main floor living with newer kitchen, countertops, S/S appliances and large covered deck off the kitchen which is complete with natural gas BBQ hookup. Bonus features include air conditioning, a hot tub, central vac, windows upgraded (2019), MOUNTAIN VIEWS and new carpets (2024). 3 large bedrooms upstairs and an additional bedroom downstairs. Basement is turnkey ready for a suite! The garage also includes a dog washing station for families with pets! Walking distance to French Immersion School. Great sense of community on this street with fantastic neighbours!