

Depth/Size (ft):	133.22	Bedrooms:	5	Approx. Year Built:	1996
Frontage (ft):	50.86	Bathrooms:	4	Age:	28
Lot Area: (sq.ft.)	877.30	Full Baths:	3	Zoning:	R-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,718.91
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	023-164-522

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 13 SECTION 36 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP24390

Amenities: None

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Storage Shed

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'11 x 12'4	Above	Primary Bedroom	16'2 x 15'5	Below	Bedroom	10'7 x 12'5
Main	Den	13'5 x 10'5	Above	Walk-In Closet	6'9 x 6'4	Below	Workshop	13'3 x 9'10
Main	Living Room	14'8 x 12'5	Above	Bedroom	10'9 x 13'2	Below	Storage	7'10 x 8'3
Main	Kitchen	13'7 x 20'0	Above	Bedroom	9'11 x 13'2			
Main	Dining Room	11'10 x 11'0	Above	Bedroom	15'2 x 14'10			
Main	Family Room	15'11 x 13'0	Below	Recreation Room	19'10 x 30'6			
Main	Laundry	10'1 x 8'9	Below	Mud Room	9'6 x 7'2			

Finished Floor (Main):	1,417 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,245 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	1,410 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	No
Finished Floor (Total):	4,072 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,072 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Cedar Ridge - One of Langley's best family neighborhoods offers this stunningly updated 2 storey w/bsmt home. Offering over 4,000sqft & 5bdrm/4bath on a 8,773sqft lot. The home has been updated & modernized throughout. The main flr is open plan w/a kitchen designed for entertaining. Open plan dining and family rm. New powder and laundry on the main. Upper flr has 4 spacious bedrooms incl. a primary w/ new ensuite & a walk in closet. Lower lvl is daylight walkout w/lots of storage, playrm, media, full bath & a bedroom. Great yard w/a large flat area & a short trail to a playhouse. 9ft ceilings on the main and a newer roof. Located on a quiet, tree lined street walking distance to parks & Langley Fundamental Middle-High School. **Public Open House July 27 & July 28 2:00 - 4:00 PM**