

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1938
Frontage (ft):	45.00	Bathrooms:	2	Age:	86
Lot Area: (sq.ft.)	5,625.00	Full Baths:	1	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,433.31
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	000-579-033

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Carport; Single, DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Storm Sewer
Legal:	PL 841 LT 56 DL 1 LD 36 PARCEL A, GROUP 3, REF PL 13842.
Amenities:	Workshop Detached
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'11 x 14'7	Below	Laundry	9'0 x 10'8
Main	Dining Room	9'10 x 11'1	Below	Recreation Room	12'4 x 23'1
Main	Foyer	5'9 x 4'3			
Main	Kitchen	11'11 x 11'2			
Main	Primary Bedroom	10'2 x 10'0			
Main	Bedroom	8'6 x 10'0			
Below	Bedroom	13'3 x 9'4			

Finished Floor (Main):	725 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	725 sqft	# Of Levels:	2	Bsmt	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,450 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full, Fully Finished			
Grand Total:	1,450 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Detached workshop! This charming character home has 3 bedrooms, 2 bathrooms and 2 detached outbuildings. You'll appreciate the many updates this home has from windows to fresh flooring, an updated kitchen, long lasting durable metal roof, and 2 bedrooms up plus a 4 pc bath, the main floor is open with a stunning feature wall and huge windows. Downstairs has a large bedroom, 3 pc bathroom, a family sized rec room and full laundry room. The backyard is fully fenced and is ultra cool! With gorgeous landscaping, stone pathways and private sitting areas, you'll love spending time back here! Close to all amenities and walking distance to all levels of schools, this ones a winner!