

Depth/Size (ft):	30.9	Bedrooms:	3	Approx. Year Built:	1983
Frontage (ft):	41.34	Bathrooms:	2	Age:	41
Lot Area (sq.ft.):	4,004.00	Full Baths:	1	Zoning:	R1A
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,475.83
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	001-878-603

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	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:	Vinyl/Linoleum	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Langley Meadows
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 584, PLAN NWP62307, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,In Suite Laundry,Swirlpool/Hot Tub
Site Influences:	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 15'7	Above	Primary Bedroom	11'8 x 15'10
Main	Dining Room	11'2 x 8'10	Above	Bedroom	9'6 x 11'9
Main	Kitchen	9'11 x 9'1	Above	Bedroom	8'9 x 12'3
Main	Eating Area	7'6 x 6'5			
Main	Family Room	15' x 14'8			
Main	Foyer	8'1 x 3'8			

Finished Floor (Main):	968 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	671 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,639 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,639 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

Looking for a sense of community with the best neighbours? Located on a family friendly cul-de-sac this absolutely gorgeous 1639 sq ft 3 bdrm, 2 bthrm home is move in ready! Tons of updates including paint, Vinyl plank flooring, white kitchen, updated hardi board siding, windows, hot water tank and the list goes on! Separate living, dining, family rm with gas fireplace & a stunning kitchen with peninsula prep area and seating for 2. New S/S fridge & dishwasher! Step out the french doors to the large deck, enjoy your hot tub, pergola and your private south facing yard. Head up to the 3 well sized bedrooms & a renovated 4 pc main bath/cheater ensuite. There is a great concrete crawl space for storage! Walking distance to schools, parks, shopping, restaurants & all amenities. View today!