

Depth/Size (ft):	109	Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):	30.00	Bathrooms:	5	Age:	17
Lot Area: (sq.ft.)	3,302.00	Full Baths:	4	Zoning:	CD-55
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,005.00
Rear Yard Exp:	South			For Tax Year:	2024
View:	Yes			P.I.D.:	026-702-045

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Lane
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Green space across street
Mgmt. Company:	
Complex / Subdiv:	Bedford Landing
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 9, PLAN BCP23832, DISTRICT LOT 79, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Greenbelt,Lane Access,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Refrigerator,Stove,Vacuum - Built In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 8'10	Above	Bedroom	10'6 x 9'6
Main	Eating Area	9'0 x 10'0	Below	Kitchen	12'0 x 9'7
Main	Dining Room	12'6 x 10'0	Below	Living Room	13'5 x 10'2
Main	Family Room	14'6 x 12'6	Below	Bedroom	13'5 x 8'3
Main	Living Room	16'2 x 12'0	Below	Office	13'2 x 9'2
Above	Primary Bedroom	14'0 x 13'0			
Above	Bedroom	10'6 x 10'0			

Finished Floor (Main):	904 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	904 sqft	# Of Kitchens:	2	Above	4	No
Finished Floor (Below):	897 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Main	2	No
Finished Floor (Total):	2,705 sqft	Crawl/Bsmt Height:		Below	3	Yes
Unfinished Floor:	0 sqft	Basement:	Full	Below	3	No
Grand Total:	2,705 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

BEDFORD LANDING - EASY TO SHOW - Desirable Ft. Langley! This 4 bedroom family home is ideally located across from greenspace and steps to the Fort-to-Fort trail. It boasts 9 ft ceilings + new laminate flooring on the main, a gorgeous white kitchen, large windows and abundant ambient light. The basement boasts a BRAND NEW HIGH END LEGAL 1 bed suite w marble counters, gas stove, white custom cabinets, breakfast bar + french doors. It also has a seperate office with full bath that could be excellent nanny quarters. The home has central a/c and has a double detached garage with bonus storage and low traffic lane access for extended kids play area. The spacious backyard is perfect for entertaining. Live your new Ft. Langley life - shops, restaurants, trails!