

<b>Depth/Size (ft):</b>	114	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1963
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	3	<b>Age:</b>	62
<b>Lot Area: (sq.ft.)</b>	6,843.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,594.00
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	009-334-122

<b>Style of Home:</b>	2 Storey,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: 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),Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	GLENAYRE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL 24319 LT 53 BLK Q DL 105 LD 37
<b>Amenities:</b>	In Suite Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Private Setting,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Oven - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 12'11	Bsmt	Recreation Room	27'5 x 17'9
Main	Dining Room	10'4 x 9'6	Bsmt	Bedroom	13'1 x 10'3
Main	Kitchen	10'7 x 7'11	Bsmt	Bedroom	13'6 x 9'10
Main	Eating Area	8'1 x 5'2	Bsmt	Workshop	10'3 x 7'1
Main	Primary Bedroom	14'4 x 12'8	Bsmt	Laundry	11'3 x 6'5
Main	Bedroom	14'4 x 9'3			
Main	Bedroom	13'6 x 9'10			

<b>Finished Floor (Main):</b>	1,300 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	1,330 sqft	<b>Suite:</b>	None,Other	Bsmt	3	No
<b>Finished Floor (Total):</b>	2,630 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	2,630 sqft	<b>Beds In Bsmt:</b>	2 / 5			
		<b># Of Pets:</b>				

Open House January 25/26 2-4 pm. Excellent Value and Amazing OPPORTUNITY, Move In Ready condition, over 2600 SqFt home with 5 bedrooms 3 bathrooms, Some updates include expensive Vinyl windows, Kitchen cabinets with modern granit countertops, all 3 bathrooms in new condition, 5yrs old roof, Newer Gas Furnace, great flooring, EV PLUG-In second stage charger, piping plus electrical updated and much, much more on huge lot with huge potential. Walking distance to elementary and secondary French Immersion schools , shopping ,Sky-train 5 minutes away. Excellent location in peaceful children safe cul-de-sac . Basement is ready for 2 bedrooms mortgage helper if required.