

<b>Depth/Size (ft):</b>	117 FEET	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>	89.50	<b>Bathrooms:</b>	6	<b>Age:</b>	2
<b>Lot Area: (sq.ft.)</b>	10,560.00	<b>Full Baths:</b>	5	<b>Zoning:</b>	R-1E
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$13,713.15
<b>Rear Yard Exp:</b>	West			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	009-260-064

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 7 - Covered: 3
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	3
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Triple
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<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)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	FORT LANGLEY
<b>Services Connected:</b>	Electricity,Natural Gas,Septic,Water
<b>Legal:</b>	LOT 8, PLAN NWP22591, DISTRICT LOT 80, GROUP 2, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	Air Cond./Central
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 11'6"	Above	Bedroom	15'6" x 13'1"	Bsmt	Gym	17'2" x 14'0"
Main	Dining Room	15'6" x 13'1"	Above	Bedroom	17'6" x 16'	Bsmt	Media Room	15'0" x 19'8"
Main	Family Room	19' x 21'8"	Bsmt	Kitchen	9'6" x 10'			
Main	Office	11'3" x 14'6"	Bsmt	Living Room	10' x 11'6"			
Above	Bedroom	15'6" x 17'8"	Bsmt	Bedroom	12'4" x 11'6"			
Above	Bedroom	28'1" x 12'8"	Bsmt	Bedroom	13'9" x 10'4"			

<b>Finished Floor (Main):</b>	2,568 sqft	<b># Of Rooms:</b>	14	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,914 sqft	<b># Of Kitchens:</b>	2	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	2,124 sqft	<b>Suite:</b>	Legal Suite,Other	Above	4	Yes
<b>Finished Floor (Total):</b>	6,606 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Bsmt	3	No
<b>Grand Total:</b>	6,606 sqft	<b>Beds In Bsmt:</b>	2 / 6	Bsmt	3	No
		<b># Of Pets:</b>				

Incredible custom home on one of the best streets in all of Fort Langley! The home was recently built in 2022 and has 6,600 square foot home which sits on a sizeable 10,560 square foot lot. There are endless high end features in the home including: PRIMARY ON THE MAIN, oak hardwood flooring throughout, media room, gym space, 4 oversized bedrooms upstairs, LEGAL SUITE roughed in the basement (option for 1 or 2 bedrooms), and HEATED triple car garage with epoxy flooring. Not to mention, the backyard is your own outdoor oasis with a covered patio (with built in heaters), an oversized salt water hot tub and has great potential for a future pool.