

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	60.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	7,211.00	Full Baths:	3	Zoning:	SFD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,593.61
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	005-718-376

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	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)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	Yes
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 381, PLAN NWP59186, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Storage
Site Influences:	Cul-de-Sac,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 12'2	Main	Storage	5'3 x 3'8	Above	Bedroom	13'6 x 10'4
Main	Dining Room	13'3 x 11'11	Main	Foyer	6'9 x 5'10			
Main	Kitchen	11'6 x 9'7	Above	Primary Bedroom	12'6 x 11'1			
Main	Eating Area	7'11 x 6'0	Above	Walk-In Closet	9'9 x 9'7			
Main	Family Room	20'3 x 13'6	Above	Walk-In Closet	9'11 x 5'0			
Main	Den	8'3 x 7'0	Above	Walk-In Closet	9'11 x 4'8			
Main	Laundry	6'1 x 5'11	Above	Bedroom	12'9 x 9'7			

Finished Floor (Main):	1,410 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	883 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,293 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,293 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Located in Langley City, this beautifully fully updated 3-bed, 3-bath + Den home offers 2,293 sq. ft. of living space on a 7,211 sq. ft. lot. Features include an open-concept layout, high-end laminate flooring, two fireplaces, a gas stove, new gutters, and a newer furnace. The primary suite boasts a luxurious ensuite, brand-new carpets, barn doors, and a walk-in closet. The updated kitchen includes SS appliances, tons of storage, while the bathrooms have been tastefully renovated. Enjoy the large covered deck, patio, and generous outdoor space. Situated in a cul-de-sac, this home also has a metal roof, double garage, and mudroom for added storage. Amazing location and close to parks, recreation and shopping!