

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1998
Frontage (ft):	52.82	Bathrooms:	3	Age:	26
Lot Area: (sq.ft.)	4,500.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,803.69
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	023-697-423

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
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:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer
Legal:	LOT 1 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP32171
Amenities:	
Site Influences:	Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 6'2	Above	Living Room	15'10 x 17'5
Main	Storage	8'7 x 5'11	Above	Dining Room	14'11 x 9'8
Main	Bedroom	10'2 x 10'10	Above	Kitchen	11'8 x 11'3
Main	Kitchen	7'0 x 9'4	Above	Primary Bedroom	11'8 x 12'5
Main	Living Room	12'1 x 10'6	Above	Bedroom	9'7 x 9'9
Main	Dining Room	12'3 x 9'11	Above	Bedroom	10'0 x 10'2
Main	Bedroom	12'0 x 10'4			

Finished Floor (Main):	949 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,216 sqft	# Of Kitchens:	2	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	3	No
Finished Floor (Total):	2,165 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,165 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

BSMT ENTRY home in Langley! Double garage with many updates. SKY TRAIN IS COMING soon, beautiful house 5 bedrooms, 2 kitchens and 3 full bathrooms LOCATED QUIET CENTRAL AREA OF LANGLEY near Newlands Golf Course. Master has beautifully renovated ensuite. Excellent covered deck off the kitchen to good sized yard. Spacious living room and dining room in the main floor and gorgeous area below great for IN LAW or 2 families. Great sized driveway, lots of parking. Call now for private viewing.