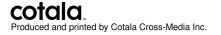
21621 93 AVENUE LANGLEY

Walnut Grove, V1M 4E1

Depth/Size (ft)	:	irreg	Bedrooms:	5		Approx. Year Bu	uilt: 200)7
Frontage (ft):		49.87	Bathrooms:	4		Age:	17	
Lot Area: (sq.f	it.)	4,306.00	Full Baths:	3		Zoning:	R-0	CL
Flood Plain:		No	Half Baths:	1		Gross Taxes:	\$7,	428.15
Rear Yard Exp	:					For Tax Year:	202	24
View:		Yes				P.I.D.:	025	5-889-010
Style of Home	:	2 Storey w/Bsmt.		P	arking:	Total: 6 - Covere	d: 2	
Construction:		Frame - Wood			overed Parking:	2		
Exterior:		Vinyl		P	arking Access:	Front		
Foundation:				P	arking:	Garage; Double, Visitor Parking		
Rain Screen:				L	ocker:			
Renovations:					nits in Dev:			
# of Fireplaces:		3 - Fuel: Electric,Natural Gas			istance to:			
Water Supply:		City/Municipal			itle to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air,Hot Water,Natural Gas			roperty Disc:	No		
Outdoor Area:		Balcny(s) Patio(s) Dck(s), Fenced Yard			AD Rental:			
Type of Roof:		Asphalt			ixtures Leased:	No		
Floor Finish:		Hardwood, Tile, Carpet		Fi	ixtures Rmvd:	No		
View:		Yes : Greenbelt						
Mgmt. Compa	-							
Complex / Sub								
Services Connected:		Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water						
Legal:		LOT 10, PLAN BCP9574, PART W1/2, SECTION 31, TOWNSHIP 11, NEW WESTMINSTER LAND						
Amenities:		Air Cond./Central,In Suite Laundry,Storage						
Site Influences:		Central Location, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby						
Features:		Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Security System						
Bylaw Restric								
Listing Broker	r(s):	RE/MAX Treeland Realty,	RE/MAX Treeland R	ealty				
Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Living Room	n 16'3 x 12'0	Above	Walk-In Closet	9'4 x 7'4	Bsmt	Walk-In Closet	6'8 x 6'7
Main	Dining Roon	n 16'3 x 10'7	Above	Bedroom	19'5 x 12'5	Bsmt	Storage	8'4 x 6'8
Main	Kitchen	16'8 x 11'3	Above	Bedroom	16'8 x 11'11			
Main	Eating Area	16'8 x 10'9	Above	Bedroom	14'3 x 10'8			
Main	Family Roon	n 16'8 x 14'1	Above	Laundry	9'6 x 5'10			
Main	Foyer	7'0 x 5'9	Bsmt	Recreation Roo	m 34'7 x 16'8			
Above	Primary Bed	lroom 15'5 x 14'2	Bsmt	Bedroom	15'1 x 14'7			
Finished Floor (Main):		1,199 sqft	# Of Rooms:	10	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):		1,345 sqft # Of Kitchens:		: 1		Main	2	No
Finished Floor (Below):		0 sqft	# Of Levels:	3		Above	5	Yes
Finished Floor (Bsmt):		1,189 sqft Suite:		Ν	one	Above	4	No
Finished Floor (Total):		3,733 sqft				Bsmt	4	No
Unfinished Floor:		0 sqft	C C		ully Finished,Separate			
Grand Total:		3,733 sqft Basement:		E	Entry			
		-	Beds In Bsmt	: 1	/ 5			
			# Of Pets:					

Welcome to one of Walnut Grove's finest homes, walking distance from top-rated schools, in a kid-friendly cul-de-sac w/ easy access to the freeway for commuters. Built w/ quality finishes & featuring 4 large bedrooms up plus a full washroom and 5th bedroom in the basement (w/ separate entrance that could easily be suited) this could be your forever home! Freshly painted w/ new plumbing, Navian hot water on demand, AC, HEPA Air purification, composite deck and new railings, newer Miele dishwasher and washer/dryer, upgraded engineered wood floors and more! This home has been well maintained and offers ample space to entertain including a grand living and dining room at the entry, and a family room off the kitchen, each with their own gas fireplaces. Home is where your Storey begins!



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.