

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	2007
Frontage (ft):	30.18	Bathrooms:	4	Age:	17
Lot Area: (sq.ft.)	3,302.00	Full Baths:	3	Zoning:	CD-55
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,865.80
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	026-704-749

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport,Other
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Bedford Landing
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 264, PLAN BCP23833, DISTRICT LOT 79, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 22'1	Above	Bedroom	10'7 x 11'10
Main	Kitchen	8'11 x 12'11	Above	Walk-In Closet	8'0 x 4'7
Main	Eating Area	9'11 x 8'7	Above	Laundry	5'4 x 5'8
Main	Family Room	12'6 x 15'8	Bsmt	Bedroom	8'9 x 16'8
Main	Foyer	7'9 x 5'7	Bsmt	Bedroom	9'7 x 10'9
Above	Primary Bedroom	13'1 x 12'9	Bsmt	Kitchen	13'8 x 7'6
Above	Bedroom	10'10 x 9'5	Bsmt	Living Room	12'10 x 15'5

Finished Floor (Main):	916 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	815 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	898 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	4	No
Finished Floor (Total):	2,629 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,629 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Stunning 5 BEDROOM home in desirable Bedford Landing including a 2 BEDROOM LEGAL BSMT SUITE w/ separate laundry & kitchen.! Nestled in the heart of historic Fort Langley, this spacious beauty has so much to offer! Enjoy an open concept layout on the main w/ adjoining spacious family & living rooms - perfect for entertaining w/ a cozy fireplace & naturally lit kitchen. Enjoy your beautiful outdoor living space - w/ a private backyard - perfect for hosting & covered front deck to enjoy the morning sun! Electrical has been updated to a 200 amp service & wired for a 2 lvl EV charger plus additional parking pad. Newer HW tank, dishwasher, furnace, paint & carpet. Steps to shops, restaurants, cafes, nearby trails & LFA school. HOME HAS AIR CONDITIONING