

<b>Depth/Size (ft):</b>	132'	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1909
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	2	<b>Age:</b>	115
<b>Lot Area: (sq.ft.)</b>	8,712.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	C-2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$13,116.00
<b>Rear Yard Exp:</b>	Southeast			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-110-679

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas, Wood	<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, Wood	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood, Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	LITTLE WHITE HOUSE
<b>Services Connected:</b>	Electricity, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	LOT 3, BLOCK 4, PLAN NWP736, DISTRICT LOT 19, GROUP 2, NEW WESTMINSTER LAND DISTRICT DBL EXP# C8063099
<b>Amenities:</b>	Garden
<b>Site Influences:</b>	Central Location, Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'9 x 15'5	Main	Storage	7'9 x 4'11	Bsmt	Storage	10'3 x 6'10
Main	Dining Room	13'9 x 11'11	Above	Primary Bedroom	21'11 x 16'9	Main	Other	21'8 x 9'8
Main	Family Room	15'4 x 15'1	Above	Bedroom	15'4 x 11'			
Main	Bedroom	17'11 x 11'8	Above	Kitchen	6'9 x 6'1			
Main	Kitchen	13'8 x 9'3	Above	Walk-In Closet	5'6 x 3'9			
Main	Foyer	10'6 x 5'10	Above	Walk-In Closet	8'1 x 4'3			
Main	Storage	8' x 5'9	Bsmt	Storage	15'5 x 15'			

<b>Finished Floor (Main):</b>	1,879 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	811 sqft	<b># Of Kitchens:</b>	2	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,690 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	1,346 sqft	<b>Basement:</b>	Full			
<b>Grand Total:</b>	4,036 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Historic Marr house. A rare opportunity to be part of Fort Langley Heritage. Fantastic location in the heart of the "Fort". Was a fully operational restaurant at one time, and that option is also available. The home sits on a vary valuable C-2 commercially zoned lot, with a tremendous redevelopment potential Owners are willing to move and preserve to historic building at their expense, if the new Buyer wishes to redevelop the property into a commerical/residential building.