

Depth/Size (ft):	(2.50AC)	Bedrooms:	3	Approx. Year Built:	1962
Frontage (ft):	171.59	Bathrooms:	2	Age:	62
Lot Area: (Acres)	2.50	Full Baths:	2	Zoning:	RU-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,244.32
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	009-240-829

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 30 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Concrete,Hardwood,Laminate,Tile	Fixtures Rmvd:	Yes

View: Yes : Mountain and Golf Course

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: THE EASTERLY HALF LOT 8 SECTION 26 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN 10122

Amenities: Workshop Detached

Site Influences: Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Treed

Features: Clothes Washer/Dryer,Refrigerator,Storage Shed,Stove,Vaulted Ceiling,Water Treatment

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 6'2	Main	Bedroom	11'9 x 11'0
Main	Living Room	12'4 x 17'2	Below	Family Room	11'7 x 17'2
Main	Dining Room	12'2 x 7'7	Below	Storage	20'9 x 18'2
Main	Kitchen	8'3 x 7'10	Below	Bedroom	11'3 x 8'9
Main	Primary Bedroom	11'9 x 11'11	Below	Storage	3'4 x 12'0
Main	Walk-In Closet	6'9 x 2'8	Below	Laundry	11'3 x 11'7
Main	Den	8'9 x 11'11			

Finished Floor (Main):	1,081 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	1,081 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,162 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,162 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

2.5 acres in South Langley on a quiet dead-end street! This property is in close proximity to Fraser Hwy, Otter Co-op, Poppy Golf Course, and Angry Otter Liquor store and comes with a detached double garage and a large gravel area in the back for an abundance of parking. The property includes zoning to park up to 3 commercial vehicles. The 3 bed plus den 2 bath home features vaulted ceilings with the master on the main and 1 bedroom and bathroom downstairs with a separate entrance. The wrap-around deck and 840 sqft of south-facing patio space are great for entertaining. The large industrial tent in the back of the property provides great outdoor storage. There is a creek on the south side of the property. Book your private showing today!