

Depth/Size (ft):	150	Bedrooms:	5	Approx. Year Built:	2014
Frontage (ft):	75.00	Bathrooms:	5	Age:	10
Lot Area: (sq.ft.)	11,315.00	Full Baths:	3	Zoning:	RES
Flood Plain:		Half Baths:	2	Gross Taxes:	\$10,190.47
Rear Yard Exp:	East			For Tax Year:	2024
View:	No			P.I.D.:	006-759-181

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Stone	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,RV Parking Avail.
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,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	FORT LANGLEY
Services Connected:	Electricity,Natural Gas,Water
Legal:	PL NWP32970 LT 99 DL 81 LD 36 GROUP 2, EXC: PCL A (J79662E).
Amenities:	Air Cond./Central,Sauna/Steam Room,Swirlpool/Hot Tub,Workshop Detached
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 17'8	Main	Laundry	12'5 x 10'3	Bsmt	Dining Room	15'7 x 12'1
Main	Dining Room	16'1 x 14'8	Main	Foyer	5'6 x 4'2	Bsmt	Kitchen	8'11 x 10'1
Main	Kitchen	14'4 x 12'6	Above	Bedroom	12'4 x 16'1	Bsmt	Bedroom	11'10 x 14'5
Main	Primary Bedroom	15'7 x 18'11	Above	Loft	18'11 x 12'10	Bsmt	Family Room	15'10 x 14'2
Main	Walk-In Closet	8'3 x 10'6	Above	Bedroom	15'2 x 11'11	Bsmt	Walk-In Closet	8'1 x 4'5
Main	Family Room	12'5 x 15'3	Above	Recreation Room	20'2 x 15'0	Bsmt	Bedroom	12'0 x 14'7
Main	Pantry	6'7 x 4'8	Bsmt	Living Room	16'3 x 16'6	Bsmt	Utility	5'5 x 12'1

Finished Floor (Main):	2,117 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,262 sqft	# Of Kitchens:	2	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	2,107 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	5,486 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Full	Bsmt	4	No
Grand Total:	5,486 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

This 5,486 sf WESTMONT-built beauty on an 11,315 sf lot in FORT LANGLEY features a MAIN-FLOOR PRIMARY suite with walk-in, wardrobes, and French doors opening to the patio. Upstairs offers 2 beds, loft, and a DANCE ROOM with mirrors, while downstairs includes a flexible 1-3 bed SUITE WITH SEPARATE LAUNDRY, a climate-controlled WINE ROOM for collectors, and a luxurious indoor SAUNA. Enjoy hardwood floors, crown molding, new carpet, and updated lighting throughout. The open living area has 16-ft sliders, a stunning stone fireplace, kitchen, OFFICE, and mudroom. Outside, relax in the hot tub, COVERED DECK, DETACHED SHOP, and professionally landscaped yard.