

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1982
Frontage (ft):	100.00	Bathrooms:	2	Age:	42
Lot Area: (sq.ft.)	4,648.00	Full Baths:	2	Zoning:	R-1A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,504.43
Rear Yard Exp:	West			For Tax Year:	2024
View:	No			P.I.D.:	002-830-931

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Single,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas,Wood	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	Langley Meadows
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 499 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 61663
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 3'1	Bsmt	Den	6'5 x 7'0
Main	Living Room	15'11 x 13'9	Bsmt	Living Room	15'5 x 10'5
Main	Dining Room	9'7 x 9'9	Bsmt	Family Room	15'7 x 11'5
Main	Kitchen	15'11 x 9'9	Bsmt	Laundry	7'5 x 5'1
Main	Primary Bedroom	13'2 x 10'1	Bsmt	Storage	6'7 x 7'2
Main	Bedroom	9'7 x 8'6			
Main	Bedroom	8'6 x 9'8			

Finished Floor (Main):	1,050 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	726 sqft	Suite:	None			
Finished Floor (Total):	1,776 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	1,776 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsmt:	0 / 3			
		# Of Pets:				

Charming 3 bed home with recent updates throughout. The main level has a beautifully renovated kitchen, complete with a modern tile backsplash, quartz countertops, a spacious island, gas range, deep double sink, & plenty of storage. Updated bath on the main. Wood burning fireplace in the main living area. Directly off the kitchen is a private, newly-renovated deck that overlooks the hedge lined yard. Storage rm under the deck, with power, for all your yard tools. Downstairs has an office, living rm ideal for family time or entertaining, full bath, & plenty of storage. Proper RV parking, single-car garage, underground irrigation. Roof, furnace, hot water tank, A/C, all less than 2 years old. Across from green space, within walking distance to Langley Meadows Elementary School.