

Depth/Size (ft):	126.68 irr.	Bedrooms:	3	Approx. Year Built:	1980
Frontage (ft):	72.07	Bathrooms:	3	Age:	44
Lot Area (sq.ft.):	10,250.00	Full Baths:	3	Zoning:	R-1E
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$6,184.09
Rear Yard Exp:	No			For Tax Year:	2024
View:	No			P.I.D.:	005-721-652

Style of Home:	3 Level Split	Parking:	Total: 8 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Wood	Parking Access:	Front,Side
Foundation:		Parking:	Add. Parking Avail.,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	LOT 197, PLAN NWP59062, DISTRICT LOT 80, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	Golf Course Nearby,Private Yard,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 14'11	Main	Kitchen	11'5 x 8'6
Main	Storage	11'10 x 7'11	Above	Primary Bedroom	13'11 x 13'0
Main	Family Room	20'8 x 13'11	Above	Walk-In Closet	7'3 x 5'4
Main	Laundry	7'9 x 7'2	Above	Bedroom	12'8 x 10'2
Main	Living Room	18'0 x 12'7	Above	Bedroom	10'2 x 10'1
Main	Dining Room	11'0 x 9'0			
Main	Eating Area	11'0 x 7'6			

Finished Floor (Main):	1,924 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	684 sqft	# Of Kitchens:	1	Below	3	No
Finished Floor (Below):	652 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	No
Finished Floor (Total):	3,260 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	3,260 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Experience the charm of Fort Langley in this delightful family home! The main level boasts 3 spacious bedrooms, 2 beautifully updated bathrooms, and bright living, dining, and family rooms alongside a welcoming kitchen. New windows and French doors invite natural light, leading to a large private deck and fenced backyard. Need extra income? A separate front space is ideal for an Airbnb or student rental, perfectly situated near a bus stop and walking distance to Trinity Western University and Fort Langley's vibrant shops. Enjoy over 900 sqft of flexible space for a home business, rec room, or guest suite, with ample parking across two generous driveways. Schedule your private tour today!