

Depth/Size (ft):	136.15	Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):	60.03	Bathrooms:	3	Age:	48
Lot Area: (sq.ft.)	8,178.00	Full Baths:	1	Zoning:	RS1
Flood Plain:		Half Baths:	2	Gross Taxes:	\$5,542.01
Rear Yard Exp:	East			For Tax Year:	2024
View:				P.I.D.:	004-037-251

Style of Home:	Basement Entry	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 149 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 50396

Amenities: Garden,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 15'7	Below	Family Room	16'4 x 13'2
Main	Dining Room	9'11 x 8'11	Below	Recreation Room	11'4 x 10'6
Main	Kitchen	9'6 x 9'6	Below	Laundry	12'10 x 10'6
Main	Eating Area	7'8 x 4'6	Below	Foyer	9'1 x 5'4
Main	Primary Bedroom	14'8 x 11'7			
Main	Bedroom	14'11 x 9'			
Main	Bedroom	10'6 x 9'1			

Finished Floor (Main):	1,161 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	803 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	2	No
Finished Floor (Total):	1,964 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	1,964 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Lovingly maintained family home. Spacious main floor with a large living room and dining room with a fireplace. The kitchen has an eating area and access to a large sundeck with eastern exposure overlooking your large backyard. The primary bedroom boasts a convenient 2 piece en-suite. A well laid out basement for family entertainment with a great size recreation room. Or the basement could be suited if needed. A large garage plus a bonus storage room under the deck. Lots of updates over the years including roof (2009), furnace (2001), vinyl windows (2003) and h/w tank (2022). The backyard has a large garden and patio area that is also fully fenced to keep your family and pets safe. A large lot on a quiet St in a great neighbourhood and only minutes to school, transit and downtown Langley.