20764 39 AVENUE LANGLEY

Brookswood Langley, V3A 2V8

Depth/Size (f	ft):	119	Bedrooms:	5		Approx. Year Bu	ilt: 197	/3
Frontage (ft)	-	80.40	Bathrooms:	3		Age:	52	
Lot Area: (sq		9,600.00	Full Baths:	3		Zoning:	R1-	·Е
Flood Plain:		,	Half Baths:	0		Gross Taxes:	\$5,	207.94
Rear Yard Ex	xp:					For Tax Year:	202	24
View:	•	No				P.I.D.:	006	6-252-940
Style of Hom	ne:	Split Entry		P	arking:	Total: 3 - Covered	d: 0	
Construction	n:	Frame - Wood		С	overed Parking:	0		
Exterior:		Aluminum,Stucco		P	arking Access:	Front		
Foundation:	:			P	arking:	Open		
Rain Screen:	:			L	ocker:			
Renovations	6:	Partly		U	nits in Dev:			
# of Fireplace	es:	2 - Fuel: Natural Gas, Wo	od	D	istance to:			
Water Supply	y:	City/Municipal			itle to Land:	Freehold NonStra	ata	
Fuel/Heating	j :	Forced Air,Natural Gas		P	roperty Disc:	Yes		
Outdoor Area	ea:	Fenced Yard		P	AD Rental:			
Type of Roof	f:	Tar & Gravel		F	ixtures Leased:	No		
Floor Finish:	:	Laminate		F	ixtures Rmvd:	No		
View:		No						
Mgmt. Comp		No						
Mgmt. Comp Complex / Su	ubdiv:							
Mgmt. Comp Complex / Su Services Cor	ubdiv:	Electricity,Natural Gas,Se	•					
Mgmt. Comp Complex / Su Services Con Legal:	ubdiv:	Electricity,Natural Gas,Se LOT 169, PLAN NWP417	•	OWNSHIP 7, NEW	WESTMINSTER LAN	D DISTRICT		
Mgmt. Comp Complex / Su Services Con Legal: Amenities:	ubdiv: onnected:	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry	724, SECTION 26, TO			D DISTRICT		
Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influenc	ubdiv: onnected:	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private	Yard,Recreation Nea	urby,Shopping Nea	rby	D DISTRICT		
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features:	ubdiv: onnected: ces:	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry	Yard,Recreation Nea	urby,Shopping Nea	rby	D DISTRICT		
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Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Brok	ubdiv: onnected: ces: ric: ker(s):	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty	Yard,Recreation Nea DW,Drapes/Window /, RE/MAX Treeland	rby,Shopping Near Coverings,Fireplac Realty	rby ce Insert	Floor	Type Bedroom	Dimensions 8'4 x 9'6
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke	rubdiv: onnected: ces: ric: ker(s): Type	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5	Yard, Recreation Nea DW,Drapes/Window W, RE/MAX Treeland	urby,Shopping Near Coverings,Fireplac Realty Type	rby ce Insert Dimensions	Floor		
Mgmt. Comp Complex / Si Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main	ric: ces: cer(s): Type Foyer	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4 9'6 x 10'4	Yard, Recreation Nea DW,Drapes/Window W, RE/MAX Treeland	rby,Shopping Near Coverings,Fireplac Realty Type Storage	rby ce Insert Dimensions 6'7 x 9'2	Floor		
Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main	rubdiv: onnected: ces: ric: rer(s): Type Foyer Living Room	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4	Yard, Recreation Nea DW, Drapes/Window I, RE/MAX Treeland Floor Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room	rby ce Insert Dimensions 6'7 x 9'2 15'10 x 15'8	Floor		
Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main	<pre>bubdiv: pnnected: ces: ic: ker(s): Type Foyer Living Room Dining Room Kitchen</pre>	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4 9'6 x 10'4	Yard, Recreation Nea DW, Drapes/Window W, RE/MAX Treeland Floor Bsmt Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room Bedroom	Dimensions 6'7 x 9'2 15'10 x 15'8 15'4 x 7'10	Floor		
Mgmt. Comp Complex / St Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main	<pre>bubdiv: pnnected: ces: ic: ker(s): Type Foyer Living Room Dining Room Kitchen</pre>	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4 9'6 x 10'4 12'1 x 10'4	Yard, Recreation Nea DW, Drapes/Window , RE/MAX Treeland Floor Bsmt Bsmt Bsmt Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room Bedroom Laundry	Dimensions 6'7 x 9'2 15'10 x 15'8 15'4 x 7'10 5'9 x 6'8	Floor		
Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main	Aubdiv: Aubdiv: Aubdiv: Aubdiv: Ces: Aubdiv: Aubdiv: Ces: Aubdiv:	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4 9'6 x 10'4 12'1 x 10'4 room 13'0 x 10'4	Yard, Recreation Nea DW, Drapes/Window , RE/MAX Treeland Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room Bedroom Laundry Kitchen	Dimensions 6'7 x 9'2 15'10 x 15'8 15'4 x 7'10 5'9 x 6'8 10'5 x 7'3	Floor		
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Mgmt. Comp Complex / St Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Aubdiv: panected: ces: ces: cer(s): Type Foyer Living Room Dining Room Kitchen Primary Bed Bedroom Bedroom Bedroom Bedroom	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4 9'6 x 10'4 12'1 x 10'4 room 13'0 x 10'4 8'5 x 13'4 9'0 x 9'9	Yard, Recreation Nea DW, Drapes/Window y, RE/MAX Treeland Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room Bedroom Laundry Kitchen Dining Room Living Room 1 s: 2	rby ce Insert Dimensions 6'7 x 9'2 15'10 x 15'8 15'4 x 7'10 5'9 x 6'8 10'5 x 7'3 10'5 x 6'5 10'5 x 10'0	Floor Bsmt Bathroom Floor Main	Bedroom # of Pieces 4	8'4 x 9'6 Ensuite? No
Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Aubdiv: Aub	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4 9'6 x 10'4 12'1 x 10'4 room 13'0 x 10'4 8'5 x 13'4 9'0 x 9'9	Yard, Recreation Nea DW, Drapes/Window A, RE/MAX Treeland Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room Bedroom Laundry Kitchen Dining Room Living Room 1 s: 2 2	rby be Insert Dimensions 6'7 x 9'2 15'10 x 15'8 15'4 x 7'10 5'9 x 6'8 10'5 x 7'3 10'5 x 6'5 10'5 x 10'0 5	Floor Bsmt Bsmt Bathroom Floor Main Main	Bedroom # of Pieces 4 3	8'4 x 9'6 Ensuite? No Yes
Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Aubdiv: panected: ces: ric: cer(s): Type Foyer Living Room Dining Room Kitchen Primary Bed Bedroom Bedroom Bedroom Bedroom bor (Main): por (Below): por (Bsmt):	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4 9'6 x 10'4 12'1 x 10'4 9'6 x 10'4 12'1 x 10'4 8'5 x 13'4 9'0 x 9'9	724, SECTION 26, TO Yard,Recreation Nea DW,Drapes/Window /, RE/MAX Treeland Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room Bedroom Laundry Kitchen Dining Room Living Room 1 s: 2 2 U	rby ce Insert Dimensions 6'7 x 9'2 15'10 x 15'8 15'4 x 7'10 5'9 x 6'8 10'5 x 7'3 10'5 x 6'5 10'5 x 10'0	Floor Bsmt Bathroom Floor Main	Bedroom # of Pieces 4	8'4 x 9'6 Ensuite? No
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Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Aubdiv: Aub	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty Dimensions 6'7 x 3'5 15'4 x 15'4 9'6 x 10'4 12'1 x 10'4 room 13'0 x 10'4 8'5 x 13'4 9'0 x 9'9 1,146 sqft 0 sqft 1,111 sqft 2,257 sqft 0 sqft	724, SECTION 26, TO Yard,Recreation Nea DW,Drapes/Window /, RE/MAX Treeland Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room Bedroom Laundry Kitchen Dining Room Living Room s: 2 U Height: F	Dimensions 6'7 x 9'2 15'10 x 15'8 15'4 x 7'10 5'9 x 6'8 10'5 x 7'3 10'5 x 6'5 10'5 x 10'0 5 Inauthorized Suite	Floor Bsmt Bsmt Bathroom Floor Main Main	Bedroom # of Pieces 4 3	8'4 x 9'6 Ensuite? No Yes
Mgmt. Comp Complex / Su Services Con Legal: Amenities: Site Influenc Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	Aubdiv: Aub	Electricity,Natural Gas,Se LOT 169, PLAN NWP417 In Suite Laundry Central Location,Private ClthWsh/Dryr/Frdg/Stve/ RE/MAX Treeland Realty $6'7 \times 3'5$ $15'4 \times 15'4$ $9'6 \times 10'4$ $12'1 \times 10'4$ $12'1 \times 10'4$ $8'5 \times 13'4$ $9'0 \times 9'9$ 1,146 sqft 0 sqft 1,111 sqft 2,257 sqft	724, SECTION 26, TO Yard,Recreation Nea DW,Drapes/Window /, RE/MAX Treeland Floor Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	rby,Shopping Near Coverings,Fireplac Realty Type Storage Family Room Bedroom Laundry Kitchen Dining Room Living Room s: 2 U Height: F	Dimensions 6'7 x 9'2 15'10 x 15'8 15'4 x 7'10 5'9 x 6'8 10'5 x 7'3 10'5 x 6'5 10'5 x 10'0 5 Inauthorized Suite	Floor Bsmt Bsmt Bathroom Floor Main Main	Bedroom # of Pieces 4 3	8'4 x 9'6 Ensuite? No Yes

Lovely 2,257 sqft Bsmt home in desirable Brookswood. This spacious 5bdrm, 3bath sits on a fully fenced south facing 1/4 Acre lot w/side yard access for future shop potential. Enjoy the massive covered deck off the dining rm w/natural gas BBQ hook-up. The open kitchen concept features solid wood cabinets, s/s appl. and granite counters. Vaulted ceilings through the living/dining area. Primary bdrm features 3pce ensuite or relax in the main bath w/jetted tub. Downstairs features a bright, fully self contained 2bdrm unauthorized suite w/separate entrance. All this conveniently located near Brookswood Secondary & Belmont Elem., shopping & transit. Don't miss out!

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