

**R2432121**  
House/Single Family

**9312 214B STREET**  
Langley  
Walnut Grove  
V1M 1R3

Residential Detached



Depth/Size (ft.): **100** Frontage (ft.): **50.00** Approx. Yr Built: **1983**  
 Lot Area (sq.ft.): **5,094.00** Bedrooms: **4** Age: **37**  
 Flood Plain: **No** Bathrooms: **3** Zoning: **R-1B**  
 Rear Yard Exp: **East** Full Baths: **3** Gross Taxes: **\$4,399.00**  
 Half Baths: **0** For Tax Year: **2019**  
 P.I.D.: **003-766-284**

View: **Yes: Greenbelt**  
 Complex / Subdiv: **Walnut Grove**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas,Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric,Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Add. Parking Avail.,Garage; Double**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood,Mixed,Tile**

Legal: **LT 552 PLAN NWP66454 PART E1/2 SEC 36 TWP 8 LD36**  
 Amenities: **None**  
 Site Influences: **Greenbelt**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'			x			x
Main	Dining Room	9' x 11'			x			x
Main	Kitchen	12' x 16'			x			x
Main	Family Room	20' x 12'			x			x
Main	Laundry	8' x 6'			x			x
Above	Bedroom	15' x 12'			x			x
Above	Master Bedroom	13' x 16'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
		x			x			

Finished Floor (Main):	<b>1,320</b>	# of Rooms:	<b>9</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>900</b>	# of Kitchens:	<b>1</b>	1	Above	<b>4</b>	<b>Yes</b>
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	Above	<b>3</b>	<b>No</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	Main	<b>3</b>	<b>No</b>
Finished Floor (Total):	<b>2,220 sq. ft.</b>	Crawl/Bsmt. Height:		4			<b>No</b>
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>0</b> Beds not in Bsmt.: <b>4</b>	5			<b>No</b>
Grand Total:	<b>2,220 sq. ft.</b>	Basement:	<b>Crawl</b>	6			<b>No</b>
				7			<b>No</b>
				8			<b>No</b>

Listing Broker(s): **Royal LePage - Wolstencroft**

**OPEN HOUSE FEB. 01 FROM 1-3PM. A must see! Beautiful 2,200 sq ft home in a "park like" setting backing onto private greenspace in desirable Walnut Grove Langley! Lots of updating throughout and a spacious layout. Enjoy your oversized updated kitchen with shaker style cabinetry, tile backsplash and designer countertops. French doors open to private patio and picturesque view of private greenspace. Large living room and dining room. 2 gas fireplaces. 4 large bedrooms including deluxe master with 4 pc ensuite! Backyard is perfect for entertaining with covered gazebo! Newer roof, Gutters & Windows! Double car garage. This home is situated on a quiet street close to great schools and all of the amenities Walnut Grove has to offer! Pls see full pics and virtual tours to truly appreciate.**