

R2479089
House/Single Family

20240 44A AVENUE
Langley
Langley City
V3A 6N3

Residential Detached
\$1,275,000 (LP)



Depth/Size (ft.): **120** Frontage (ft.): **60.00** Approx. Yr Built: **1976**
 Lot Area (sq.ft.): **7,200.00** Bedrooms: **3** Age: **44**
 Flood Plain: Bathrooms: **3** Zoning: **RS1**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$4,874.09**
 Half Baths: **0** For Tax Year: **2019**
 P.I.D.: **002-286-262**

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

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**
 Type of Roof: **Asphalt**

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

Legal: **LOT 252 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 49277**
 Amenities: **Air Cond./Central,In Suite Laundry,Storage**
 Site Influences: **Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Microwave,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'11 x 8'2			x			x
Main	Living Room	17'11 x 15'4			x			x
Main	Kitchen	18'1 x 10'9			x			x
Main	Dining Room	7'10 x 10'9			x			x
Below	Laundry	7'9 x 11'9			x			x
Below	Family Room	20'10 x 13'9			x			x
Above	Bedroom	9'3 x 11'11			x			x
Above	Master Bedroom	12'3 x 13'6			x			x
Above	Bedroom	9'9 x 11'11			x			x
		x			x			

Finished Floor (Main):	691	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	692	# of Kitchens:	1	1	Below	3	No
Finished Floor (Below):	651	# of Levels:	3	2	Above	4	No
Finished Floor (Basement):	0	Suite:		3	Above	3	Yes
Finished Floor (Total):	2,034 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0	5			
Grand Total:	2,034 sq. ft.	Basement:	Crawl	6			
		Beds not in Bsmt.:	3	7			
				8			

Listing Broker(s): **Zolo Realty, Zolo Realty**

Stunning updated entertainers' delight with room for the whole family on the edge of desirable Brookwood and Langley City. This private fenced property sits on a gorgeous park like setting and boasts many upgrades including new roof, A/C, updated furnace, HW on demand, modern open concept kitchen w/ massive quartz island, oversized gas f/p, 3 full baths & all new s/s appliances. Enjoy the A/C during the hot summer nights & sip refreshments on the large back patio w/ n/g BBQ hookup. Upstairs you will find 3 generous sized beds with the master boasting full ensuite and it's own private patio for quiet morning coffees. Enjoy the gorgeous soaker tub in the main bath & spacious family room down. Central to shops, steps to transit & schools it is a must see! Turnkey! Just move right in.