

R2516733
House/Single Family

27339 32A AVENUE
Langley
Aldergrove Langley
V4W 3H9

Residential Detached



Depth/Size (ft.): Frontage (ft.): **52.16** Approx. Yr Built: **1984**
 Lot Area (sq.ft.): **5,006.00** Bedrooms: **5** Age: **36**
 Flood Plain: **No** Bathrooms: **2** Zoning: **R-1B**
 Rear Yard Exp: **North** Full Baths: **2** Gross Taxes: **\$3,894.89**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **000-543-624**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Basement Entry,Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 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),Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 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: **Wall/Wall/Mixed**

Legal: **LOT 109 SECTION 29 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 62743**
 Amenities: **Garden,Storage**
 Site Influences: **Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 12'1			x			x
Main	Dining Room	11'1 x 10'			x			x
Main	Kitchen	11'1 x 8'3			x			x
Main	Master Bedroom	15'4 x 11'1			x			x
Main	Bedroom	11'11 x 8'10			x			x
Main	Bedroom	10'7 x 9'3			x			x
Below	Family Room	16'4 x 12'1			x			x
Below	Bedroom	11'8 x 8'6			x			x
Below	Bedroom	9'9 x 6'8			x			x
Below	Laundry	8'9 x 7'8			x			x

Finished Floor (Main):	1,081	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	716	# of Levels:	2	2	Below	3	No
Finished Floor (Basement):	0	Suite:	None	3			
Finished Floor (Total):	1,797 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 5	5			
Grand Total:	1,797 sq. ft.	Basement:	Fully Finished,Separate Entry	6			
				7			
				8			

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

INCREDIBLE FIND - HANDYMAN SPECIAL - 4 bedroom basement home in need of some love on a no through street in a FANTASTIC NEIGHBORHOOD. Walk to everything. Steps to school, parks, shops etc. Bring your design ideas to this solid home with a nice yard and large covered patio for entertaining. Spacious living room with fireplace open to dining room & kitchen. 3 bedrooms on the main floor. Bright basement with family room & 2 bedrooms with flexible layout – could be easy in-law accommodations. Extra deep garage. Detached shed & 14x11 area under patio great for storage or shop area. Don't miss out – call now!