

R2518122
House/Single Family

20301 93 AVENUE
Langley
Walnut Grove
V1M 1G2

Residential Detached
\$1,199,000 (LP)



Depth/Size (ft.): **49.5 IRREG** Frontage (ft.): **29.53** Approx. Yr Built: **1994**
 Lot Area (sq.ft.): **7,913.00** Bedrooms: **4** Age: **26**
 Flood Plain: Bathrooms: **3** Zoning: **R1D**
 Rear Yard Exp: Full Baths: **2** Gross Taxes: **\$5,301.68**
 Half Baths: **1** For Tax Year: **2020**
 P.I.D.: **017-931-509**

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Heat Pump**
 Outdoor Area: **Fenced Yard,Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **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: **No**
 Floor Finish: **Mixed**

Legal: **LOT 32 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP6541**

Amenities: **Air Cond./Central**

Site Influences:

Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 13'7			x			x
Main	Dining Room	10'4 x 12'			x			x
Main	Kitchen	11' x 9'4			x			x
Main	Family Room	16' x 15'4			x			x
Main	Den	11' x 11'			x			x
Main	Eating Area	13'10 x 9'6			x			x
Above	Master Bedroom	18' x 16'			x			x
Above	Bedroom	12' x 13'			x			x
Above	Bedroom	10' x 11'			x			
Above	Bedroom	16'8 x 14'			x			

Finished Floor (Main):	1,350	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,207	# of Kitchens:	1	1	Main	2	No
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No
Finished Floor (Basement):	0	Suite:		3	Above	5	Yes
Finished Floor (Total):	2,557 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	0	5			No
Grand Total:	2,557 sq. ft.	Basement:	Crawl	6			No
				7			No
				8			No

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

4 bed, 3 bath & den in Forest Glen! Perfectly situated in a cul-de-sac, the pie-shaped lot creates a huge backyard - 34.5m in width! The Grand entryway with vaulted ceilings in the living room is ready for that extra tall X-mas tree! Updated open-concept kitchen includes Kitchen Aid SS appliances with white cabinetry. Adjacent family room & eating area enjoy a gas fireplace & sliding glass door to your covered patio. Upstairs, open your double doors to the HUGE primary bedroom with his-and-her closets, a large 5 piece ensuite and a large bay window that overlooks the beautifully landscaped yard. Brand new Furnace with AC, roof in 2011. Tranquil & private backyard, complete with Koi pond water feature, mature hedges for plenty of privacy, & potential for boat, RV, or trailer parking!