

R2527357
House/Single Family

22757 76B CRESCENT
Langley
Fort Langley
V1M 2J8

Residential Detached
\$2,199,999 (LP)



Depth/Size (ft.): Frontage (ft.): **140.00** Approx. Yr Built: **1978**
 Bedrooms: **4** Age: **43**
 Lot Area Bathrooms: **5** Zoning: **SR-1**
 Flood Plain: Full Baths: **5** Gross Taxes: **\$5,501.58**
 Rear Yard **North** Half Baths: **0** For Tax Year: **2020**
 Exp: P.I.D.: **005-902-525**
 View: **Yes: FOREST KNOLLS PARK**
 Complex / Subdiv: **FOREST KNOLLS**
 Services Connected: **Electricity,Natural Gas**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **4**
 Fireplace Fuel: **Electric,Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **10** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double,Open,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: **Hardwood,Vinyl/Linoleum,Wall/Wall/Mixed**

Legal: **LOT 40, PLAN NWP45454, DISTRICT LOT 318, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Pool; Outdoor,Storage**
 Site Influences: **Golf Course Nearby,Private Setting,Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Security System,Smoke Alarm,Storage Shed,Swimming Pool Equip.,Vacuum - Built In,Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'3 x 7'6	Above	Master Bedroom	17'9 x 12'0			x
Main	Kitchen	8'9 x 11'11	Above	Walk-In Closet	10'11 x 6'7			x
Main	Eating Area	8'10 x 14'2	Above	Walk-In Closet	4'0 x 3'8			x
Main	Living Room	12'11 x 20'1	Above	Bedroom	9'8 x 9'11			x
Main	Dining Room	12'5 x 13'2	Above	Bedroom	9'4 x 13'3			x
Main	Family Room	16'2 x 12'1	Above	Bedroom	12'2 x 9'11			x
Main	Office	9'9 x 11'10			x			x
Main	Recreation Room	15'10 x 15'7			x			x
Main	Laundry	6'2 x 4'11			x			
		x			x			

Finished Floor (Main):	1,738	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	952	# of Kitchens:	1	1	Main	3	No
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	No
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No
Finished Floor (Total):	2,690 sq. ft.	Crawl/Bsmt. Height:		4	Above	5	Yes
Unfinished Floor:	0	Beds in Bsmt.:	0	5	Main	3	No
Grand Total:	2,690 sq. ft.	Basement:	Crawl	6			No
				7			No
				8			No

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

WELCOME HOME to FOREST KNOLLS, situated on 0.75 acres, and backing onto protected GREENSPACE (Forest Knolls Park). 5-bedroom home with RESORT STYLE BACKYARD makes this the perfect family home! Well-appointed with traditional formal living/dining, family room leading to backyard & eat-in kitchen overlooking yard. Main floor boasts office and a potential 5th bedroom or large rec room which is separate from the main house and has its own entrance. 4 bedrooms up with huge master suite. The backyard will take your breath away! Totally private retreat has a brand-new heated pool, covered seating area, outdoor kitchen with Napoleon Gas BBQ w/side burners & hood vent fan, 2 fridges, ice maker, pool washroom, 5 heaters & Skyvue outdoor TV, outdoor lighting & much more!

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'.

