

R2527733
House/Single Family

3464 196 STREET
Langley
Brookwood Langley
V3A 4T7

Residential Detached



Depth/Size (ft.): **121** Frontage (ft.): **83.00** Approx. Yr Built: **1987**
 Lot Area (sq.ft.): **10,014.00** Bedrooms: **3** Age: **34**
 Flood Plain: **No** Bathrooms: **3** Zoning: **R-1E**
 Rear Yard Exp: **East** Full Baths: **2** Gross Taxes: **\$4,725.61**
 Half Baths: **1** For Tax Year: **2020**
 P.I.D.: **005-735-891**

View:
Complex / Subdiv: **Brookwood**
Services Connected: **Electricity,Natural Gas,Septic,Water**

Style of Home: 2 Storey	Total Parking: 8 Covered Parking: 0 Parking Access: Front,Side
Construction: Frame - Wood	Parking: Add. Parking Avail.,Open,RV Parking Avail.
Exterior: Vinyl	Dist. to Transit: Dist to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata
Rain Screen:	Property Disc.: Yes
Renovations: Partly	PAD Rental:
# of Fireplaces: 1	Fixtures Leased: No
Fireplace Fuel: Natural Gas	Fixtures Rmvd: Yes
Water Supply: Community	Floor Finish: Tile,Vinyl/Linoleum,Wall/Wall/Mixed
Fuel/Heating: Forced Air,Natural Gas	
Outdoor Area: Fenced Yard,Patio(s)	
Type of Roof: Asphalt	

Legal: **LOT 1, PLAN NWP73270, PART SE1/4, SECTION 27, TOWNSHIP 7, NEW WESTMINSTER LAND D**
 Amenities: **In Suite Laundry,Sauna/Steam Room,Storage,Workshop Detached**
 Site Influences: **Private Setting,Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Other - See Remarks,Oven - Built In,Storage Shed,Vacuum - Built In,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'4 x 12'1			x			x
Main	Kitchen	13'10 x 10'3			x			x
Main	Dining Room	12'10 x 9'6			x			x
Main	Flex Room	13'3 x 11'4			x			x
Main	Games Room	21'1 x 19'8			x			x
Main	Laundry	7'8 x 6'8			x			x
Above	Master Bedroom	16'1 x 11'10			x			x
Above	Bedroom	11'3 x 10'1			x			x
Above	Bedroom	11' x 10'1			x			x
		x			x			

Finished Floor (Main): 1,443	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): 762	# of Kitchens: 1	1	Main	2	No
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	Yes
Finished Floor (Basement): 0	Suite: None	3	Above	4	No
Finished Floor (Total): 2,205 sq. ft.	Crawl/Bsmt. Height:	4			No
Unfinished Floor: 0	Beds in Bsmt.: 0 Beds not in Bsmt.: 3	5			No
Grand Total: 2,205 sq. ft.	Basement: Crawl	6			No
		7			No
		8			No

Listing Broker(s): **Sutton Premier Realty**

Brookwood Palm Oasis - 3 bedrooms, flex or easy 4 bedroom, 2 & 1/2 baths with Games room. 10,014 sf sunny lot with RV parking galore, gated access from both sides. Huge covered sundeck with bar to entertain. KitchenAid built in convection wall oven with microwave/broiler. S/S Fisher Paykel refrigerator. 5 burner gas cooktop with Vent A Hood. Bright white Euro cabinets with large roll out pantry drawers. Cozy gas fireplace in living room. High efficiency furnace, new built-in vacuum, new hot water tank. 10 year old roof. Some vinyl windows and thermal roll down blinds. Ensuite with stand up shower adorned with tile, far infrared sauna, deluxe custom clothing storage cabinets. Games room with track lighting and ceiling fan, easy convert back to garage. 14' X 10' wkshop w steel door.

