R2759780
House/Single Family

4575 BENZ CRESCENT LANGLEY

Murrayville, V2Z 1B3

Residential Detached
$1,899,000 (LP)

Depth/Size (ft):	IRREG	**Bedrooms:**	6	**Approx. Year Built:**	1992
Frontage (ft):	61.00	**Bathrooms:**	4	**Age:**	31
Lot Area: (sq.ft.)	9,356.00	**Full Baths:**	3	**Zoning:**	R-1D
Flood Plain:	No	**Half Baths:**	1	**Gross Taxes:**	$6,159.37
Rear Yard Exp:	West			**For Tax Year:**	2022
View:				**P.I.D.:**	017-699-959

Style of Home:	2 Storey w/Bsmt.,3 Storey	**Parking:**	Total: 6 - Covered: 2
Construction:	Frame - Wood	**Covered Parking:**	2
Exterior:	Vinyl,Wood	**Parking Access:**	Front
Foundation:		**Parking:**	Garage; Double
Rain Screen:		**Locker:**	
Renovations:		**Units in Dev:**	
# of Fireplaces:	2 - Fuel: Natural Gas	**Distance to:**	
Water Supply:	City/Municipal	**Title to Land:**	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air,Natural Gas	**Property Disc:**	Yes
Outdoor Area:	Patio(s) & Deck(s)	**PAD Rental:**	
Type of Roof:	Asphalt	**Fixtures Leased:**	No
Floor Finish:	Wall/Wall/Mixed	**Fixtures Rmvd:**	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 11 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN LMP3106
Amenities:	None
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Vacuum - Built In
Bylaw Restric:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions
Main	Living Room	17' x 13'3
Main	Dining Room	12'7 x 11'7
Main	Kitchen	13'1 x 8'1
Main	Eating Area	14'7 x 8'1
Main	Family Room	13'6 x 12'9
Main	Laundry	8'8 x 5'10
Main	Foyer	7'4 x 4'8

Floor	Type	Dimensions
Above	Primary Bedroom	16'7 x 13'3
Above	Walk-In Closet	5'2 x 5'1
Above	Bedroom	10'6 x 10'2
Above	Bedroom	11'11 x 10'7
Above	Bedroom	13' x 9'1
Above	Games Room	15'11 x 14'5
Bsmt	Bedroom	13'3 x 13'3

Floor	Type	Dimensions
Bsmt	Bedroom	10'7 x 9'10
Bsmt	Recreation Room	18'10 x 12'6
Bsmt	Storage	13'3 x 4'6
Bsmt	Utility	8' x 6'4

Finished Floor (Main):	1,133 sqft	**# Of Rooms:**	18	**Bathroom Floor**	**# of Pieces**	**Ensuite?**
Finished Floor (Above):	1,220 sqft	**# Of Kitchens:**	1	Main	2	No
Finished Floor (Below):	0 sqft	**# Of Levels:**	3	Above	4	Yes
Finished Floor (Bsmt):	1,121 sqft	**Suite:**	None	Above	4	No
Finished Floor (Total):	3,474 sqft	**Crawl/Bsmt Height:**		Bsmt	4	No
Unfinished Floor:	0 sqft	**Basement:**	Full,Fully Finished			
Grand Total:	3,474 sqft	**Beds In Bsmt:**	2 / 6			
		# Of Pets:				

Superb family home on a huge (.21 acre) lot. New vinyl plank flooring through the main floor. The formal living room has a gas fireplace and is open to your formal dining room providing room to expand to large family gatherings. Spacious kitchen is bright with stainless appliances, an island and 2 pantries. A family room with a gas fireplace and sliders to a lovely sundeck overlooking your fully fenced west facing backyard. Updated main floor bathroom plus a laundry room with a sink. Huge master bedroom with a walk-in closet and full en-suite with soaker tub. Upstairs are three other generous bedrooms plus a games room with vaulted ceilings. The (suitable) basement has excellent storage, another 2 bedrooms, large rec room and backyard access. Roof replaced in 2008, newer gutters and facia.

cotala
Produced and printed by Cotala Cross-Media Inc.

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'. This communication is not intended to solicit properties already listed for sale.