

Depth/Size (ft):	(5.38AC)	Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	4	Age:	33
Lot Area: (Acres)	5.38	Full Baths:	4	Zoning:	RU-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$8,397.97
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	005-812-704

Style of Home:	2 Storey,Cabin	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Front,Side
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Lake View

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic

Legal: PLAN NWP59760, LOT 11, SECTION 4, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Amenities: In Suite Laundry,Storage,Workshop Attached

Site Influences: Golf Course Nearby,Private Setting,Private Yard,Rural Setting,Waterfront Property

Features: ClthWsh/Dryr/Frdg/Stve/DW,Vaulted Ceiling,Water Treatment

Bylaw Restrict:

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19'11 x 13'8	Main	Foyer	9'0 x 8'1
Main	Family Room	18'10 x 17'0	Above	Primary Bedroom	13'2 x 17'8
Main	Dining Room	11'7 x 12'10	Above	Walk-In Closet	8'11 x 7'4
Main	Living Room	14'4 x 16'11	Above	Bedroom	11'7 x 14'
Main	Primary Bedroom	11'11 x 17'8	Above	Den	10'5 x 10'5
Main	Walk-In Closet	5'5 x 6'6			
Main	Laundry	8'7 x 10'7			

Finished Floor (Main):	1,913 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,012 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	2,925 sqft	Crawl/Bsmt Height:		Main	4	No
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,925 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

LAKE FRONT!! A lovely 2 storey main house and a quaint cabin/rancher on your private beach! Truly an Oasis nestled in an area with amazing equestrian estates just a minutes drive from The City of Langley. Wake up in one or your 2 primary bedrooms (one upstairs and one on the main) with a spectacular view of the lake. All 3 bedrooms have a private South facing balcony or patio. Paddle on the lake all summer! The kitchen is a chef's dream boasting of deluxe appliances and beautiful granite counters and an open concept with a family room. Attached double side by side garage. A RARE FIND!