

Depth/Size (ft):	152	Bedrooms:	4	Approx. Year Built:	1973
Frontage (ft):	83.00	Bathrooms:	3	Age:	51
Lot Area: (sq.ft.)	10,956.00	Full Baths:	3	Zoning:	RU-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,904.14
Rear Yard Exp:	West	Maint. Fee:	50.00	For Tax Year:	2023
View:	Yes			P.I.D.:	001-140-051

Style of Home:	2 Storey,Split Entry	Parking:	Total: 10 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 12
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Community	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	Yes

View:	Yes : Greenspace
Mgmt. Company:	Self-managed
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Septic,Water
Legal:	STRATA LOT C, PLAN NWS154, PART SW1/4, SECTION 11, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Air Cond./Central,Garden,Storage
Site Influences:	Greenbelt,Private Setting,Private Yard,Recreation Nearby,Rural Setting
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Free Stand F/P or Wdstove,Microwave,Storage Shed,Vacuum - Built In,Wine Cooler
Bylaw Restrict:	Pets Allowed
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 12'10	Below	Bedroom	14'3 x 6'6	Above	Storage	9'8 x 5'9
Main	Dining Room	9'0 x 11'9	Below	Bedroom	9'5 x 9'3			
Main	Kitchen	13'3 x 12'5	Below	Laundry	5'6 x 6'3			
Main	Primary Bedroom	11'7 x 23'7	Below	Storage	6'5 x 8'8			
Main	Bedroom	9'9 x 9'7	Above	Recreation Room	15'5 x 15'10			
Main	Foyer	6'5 x 3'8	Above	Bar Room	10'11 x 5'6			
Below	Family Room	16'8 x 13'3	Above	Storage	15'5 x 9'3			

Finished Floor (Main):	1,173 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	848 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	2,021 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,021 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

SPECTACULAR HOME AND OUTBUILDING! STUNNING 4 bdrm 3 full bath home! Meticulously maintained and located on a 1/4 acre lot! Upstairs you'll find a gorgeous open concept living area. Beautiful renos throughout, bright kitchen, tons of counter and storage space, S/S appliances, TWO ovens, and a large island with 'hide-away' fan induction stove, custom built dinette. Outdoor living space has huge deck, lower patio, fully landscaped backyard, room for your RV/TOYS, overlooking 1 acre of shared green space and SPECTACULAR sunsets! Downstairs, a bright & spacious family room perfect for movie nights, working out, or to play! The heated outbuilding shop/garage (16X30) has amazing wet bar/games/party room to host friends/family! SO many features, and superior craftsmanship throughout! A must-see!