## 3030 204 STREET LANGLEY

Brookswood Langley, V2Z 2C7

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	: 1987	7
Frontage (ft):	147.57	Bathrooms:	3	Age:	37	
Lot Area: (Acres)	2.00	Full Baths:	2	Zoning:	SR-2	2
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,9	30.13
Rear Yard Exp:	East			For Tax Year:	2023	3
View:	Yes			P.I.D.:	003-	632-229
Style of Home:	2 Storey		Parking:	Total: 6 - Covered: 2	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick, Mixed, Wood		Parking Access:	Front		
Foundation:			Parking:	Garage; Double,Op	en, RV Parking	Avail.
Rain Screen:			Locker:			
Renovations:	Partly		Units in Dev:			
f of Fireplaces:	3 - Fuel: Natural Gas,	,Wood	Distance to:			
Nater Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
Fuel/Heating:	Electric,Forced Air,Na	atural Gas	Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dcl	k(s),Fenced Yard,Sundeck(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Laminate,	Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes		
Mgmt. Company: Complex / Subdiv:	Yes : Lakeview & Mou Sunrise Lake Electricity,Natural Ga					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Sunrise Lake Electricity,Natural Gas LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthN	s,Septic TOWNSHIP 7 NEW WESTMINSTEI Private Setting,Private Yard,Recreatio Wsh/Dryr/Frdg/Stve/DW		Waterfront Property		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Sunrise Lake Electricity,Natural Gas LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,Clth Royal LePage - Wolst <b>Type</b> Foyer Living Room	s,Septic TOWNSHIP 7 NEW WESTMINSTEI Private Setting,Private Yard,Recreatio Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7	on Nearby,Shopping Nearby,	<b>Type</b> Den Laundry	-	12'10
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Sunrise Lake Electricity,Natural Ga: LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,Clth\ Royal LePage - Wolsi <b>Type</b> Foyer Living Room Dining Room	s,Septic TOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreatio Wsh/Dryr/Frdg/Stve/DW tencroft <b>Dimensions</b> 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10	on Nearby,Shopping Nearby, Floor Main	<b>Type</b> Den Laundry Primary Bedroom	11'6 x 17'0 x 15'8 x	12'10 6'3 17'9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Sunrise Lake Electricity,Natural Ga: LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen	s,Septic TOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8	on Nearby,Shopping Nearby, Floor Main Main	<b>Type</b> Den Laundry Primary Bedroom Walk-In Closet	11'6 x 17'0 x 15'8 x 7'9 x 8	12'10 6'3 17'9 '9
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Sunrise Lake Electricity,Natural Ga: LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen Eating Area	s,Septic TOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8 10'5 x 13'11	on Nearby,Shopping Nearby, Floor Main Above	<b>Type</b> Den Laundry Primary Bedroom	11'6 x 17'0 x 15'8 x 7'9 x 8 12'3 x	12'10 6'3 17'9 '9 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Sunrise Lake Electricity,Natural Ga: LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen	s,Septic TOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8	on Nearby,Shopping Nearby, Floor Main Above Above	<b>Type</b> Den Laundry Primary Bedroom Walk-In Closet	11'6 x 17'0 x 15'8 x 7'9 x 8	12'10 6'3 17'9 '9 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Sunrise Lake Electricity,Natural Ga: LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen Eating Area	s,Septic TOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8 10'5 x 13'11	on Nearby,Shopping Nearby, Floor Main Main Above Above Above	<b>Type</b> Den Laundry Primary Bedroom Walk-In Closet Bedroom	11'6 x 17'0 x 15'8 x 7'9 x 8 12'3 x	12'10 6'3 17'9 '9 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Sunrise Lake Electricity,Natural Ga: LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen Eating Area Family Room	s,Septic FTOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8 10'5 x 13'11 16'5 x 15'10	on Nearby,Shopping Nearby, Floor Main Main Above Above Above	<b>Type</b> Den Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom	11'6 x 17'0 x 15'8 x 7'9 x 8 12'3 x	12'10 6'3 17'9 '9 12'11 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Sunrise Lake Electricity,Natural Gas LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst <b>Type</b> Foyer Living Room Dining Room Kitchen Eating Area Family Room Recreation Room	s,Septic TOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8 10'5 x 13'11 16'5 x 15'10 15'0 x 18'2	on Nearby,Shopping Nearby, Floor Main Main Above Above Above Above Above	<b>Type</b> Den Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	11'6 x 17'0 x 15'8 x 7'9 x 8 12'3 x 12'4 x	12'10 6'3 17'9 '9 12'11 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Sunrise Lake Electricity,Natural Gas LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Recreation Room	s,Septic TOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8 10'5 x 13'11 16'5 x 15'10 15'0 x 18'2 # Of Rooms:	Floor Main Above Above Above Above Above	Type Den Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	11'6 x 17'0 x 15'8 x 7'9 x 8 12'3 x 12'4 x # of Pieces	12'10 6'3 17'9 '9 12'11 12'11 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Sunrise Lake Electricity,Natural Ga: LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Recreation Room 2,176 sqft 1,084 sqft	s,Septic TOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8 10'5 x 13'11 16'5 x 15'10 15'0 x 18'2 # Of Rooms: # Of Kitchens:	n Nearby,Shopping Nearby, Floor Main Above Above Above Above Above 13 1	Type Den Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	11'6 x 17'0 x 15'8 x 7'9 x 8 12'3 x 12'4 x <b># of Pieces</b> 2	12'10 6'3 17'9 '9 12'11 12'11 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	Sunrise Lake Electricity,Natural Ga: LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Recreation Room 2,176 sqft 1,084 sqft 0 sqft	ss,Septic FTOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8 10'5 x 13'11 16'5 x 15'10 15'0 x 18'2 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Main Main Above Above Above Above 13 1 2	Type Den Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	11'6 x 17'0 x 15'8 x 7'9 x 8 12'3 x 12'4 x <b># of Pieces</b> 2 4	12'10 6'3 17'9 '9 12'11 12'11 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Sunrise Lake Electricity,Natural Gas LOT 19 SECTION 23 Golf Course Nearby,F Air Conditioning,ClthV Royal LePage - Wolst Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Recreation Room 2,176 sqft 1,084 sqft 0 sqft 0 sqft	ss,Septic FTOWNSHIP 7 NEW WESTMINSTER Private Setting,Private Yard,Recreation Wsh/Dryr/Frdg/Stve/DW tencroft Dimensions 6'7 x 6'1 20'5 x 17'7 16'3 x 11'10 11'7 x 10'8 10'5 x 13'11 16'5 x 15'10 15'0 x 18'2 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Main Main Above Above Above Above 13 1 2	Type Den Laundry Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	11'6 x 17'0 x 15'8 x 7'9 x 8 12'3 x 12'4 x <b># of Pieces</b> 2 4	12'10 6'3 17'9 '9 12'11 12'11 <b>Ensuite?</b> No No

SUNRISE LAKE - go for a paddle or swim every day right in your backyard! This beautiful 2 acre lakefront property is on a private lake of exclusive homes w/ 147 ft of its' very own sandy beach. Enjoy the tranquility of the outdoors on the expansive patio, in the swim spa or at the fire pit right on the water. Amazing views of the sunrise, lake & Mount Baker from almost every room on both levels. Partially updated home includes a beautiful new kitchen where you can stare out at the lake while you cook & host guests. Motorized gate & hedging out front give you supreme privacy. Other features include air conditioning, RV parking, mature landscaping & so much more. Opportunities to own a unique property like this are very rare. Why go on vacation when you could just stay home?!



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