

Depth/Size (ft):	119.74	Bedrooms:	5	Approx. Year Built:	2023
Frontage (ft):	65.94	Bathrooms:	5	Age:	1
Lot Area: (sq.ft.)	7,896.00	Full Baths:	4	Zoning:	R-1E
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,145.47
Rear Yard Exp:	North			For Tax Year:	2023
View:				P.I.D.:	012-319-449

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 1 BLK 18 DL 19 LD 36. GROUP 2 NEW WEST DISTRICT PLAN 1790

Amenities: Guest Suite,In Suite Laundry

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	24'6 x 18'0	Above	Primary Bedroom	15'8 x 15'0	Bsmt	Living Room	16'0 x 14'0
Main	Dining Room	15'0 x 13'0	Above	Walk-In Closet	12'6 x 11'6	Bsmt	Dining Room	12'0 x 10'0
Main	Kitchen	17'6 x 16'0	Above	Bedroom	15' x 13'4	Bsmt	Kitchen	12'0 x 8'0
Main	Pantry	9'0 x 6'6	Above	Bedroom	13' x 12'4	Bsmt	Bedroom	12'0 x 11'0
Main	Primary Bedroom	17'0 x 13'0	Above	Laundry	12'4 x 7'6			
Main	Mud Room	14'0 x 6'0	Bsmt	Recreation Room	21'0 x 17'0			
Main	Foyer	12'5 x 9'10	Bsmt	Flex Room	18'6 x 16'6			

Finished Floor (Main):	1,969 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,535 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	3	No
Finished Floor (Bsmt):	1,969 sqft	Suite:	Legal Suite	Above	5	Yes
Finished Floor (Total):	5,473 sqft	Crawl/Bsmt Height:		Above	5	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	4	No
Grand Total:	5,473 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

BRAND NEW HOME by local builder FM Construction, in one of Fort Langley's best locations. Open concept plan with optional master on main floor featuring modern chef's kitchen with large island and top of the line appliances, vaulted Great room with 12' ceilings, gas fireplace with floor to ceiling stone surround and wide plank engineered hardwood in warm tones. Luxurious primary bedroom on the upper floor with spa like ensuite including heated tile floors, custom seamless glass shower with rain head and generous walk in closet with organizers. Basemen includes a LEGAL self contained one bedroom suite, wine room, rec room and gym or extra bedroom. Covered and heated outdoor living area, perfect for entertaining over looks the private fenced yard.