

Depth/Size (ft):	130	Bedrooms:	4	Approx. Year Built:	1994
Frontage (ft):	90.00	Bathrooms:	4	Age:	30
Lot Area: (sq.ft.)	11,754.00	Full Baths:	3	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,651.72
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	017-172-438

Style of Home:	Basement Entry	Parking:	Total: 7 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN NWP88327, SECTION 34, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	In Suite Laundry,Shared Laundry,Storage,Workshop Detached
Site Influences:	Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Security System,Smoke Alarm,Vacuum - Roughed In
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 4'0	Above	Family Room	14'3 x 15'2
Main	Living Room	11'2 x 24'8	Above	Kitchen	11'7 x 12'4
Main	Kitchen	14'1 x 13'6	Above	Dining Room	11'2 x 12'1
Main	Dining Room	10'3 x 13'6	Above	Living Room	16'8 x 18'6
Main	Family Room	23'5 x 9'6	Above	Primary Bedroom	14'10 x 14'0
Main	Den	10'2 x 15'11	Above	Bedroom	10'1 x 11'5
Main	Bedroom	15'5 x 23'5	Above	Bedroom	15'10 x 10'11

Finished Floor (Main):	1,752 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,903 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	3	Yes
Finished Floor (Total):	3,655 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	3,655 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Discover this rare Langley City gem with that Brookwood feel! This large 3,655 sqft basement entry home features 3 bedrooms & 2 bathrooms up. The main floor also boasts formal living and dining as well as a large open family room/kitchen that lead out to the large wraparound sundeck overlooking a flat 11,610 sqft lot. Downstairs is perfect for a large family or in-laws with bedroom, den, 1.5 more bathrooms, laundry and lots of living space options including a walk out north facing backyard, complete with wood fired pizza oven. All this comes with ample parking, garage, 30 ft RV carport & large storage shed/shop. School Catchments: Alice Brown Elementary School, H.D Stafford Middle School and Brookwood Secondary School. You don't see this type of home often, book your showing today!