

Depth/Size (ft):	112.44	Bedrooms:	4	Approx. Year Built:	1995
Frontage (ft):	62.38	Bathrooms:	3	Age:	29
Lot Area: (sq.ft.)	6,997.00	Full Baths:	2	Zoning:	R-1D
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,115.31
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	018-731-805

Style of Home:	2 Storey	Parking:	Total: 8 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Cedar Ridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 1, PLAN LMP15746, PART NW1/4, SECTION 36, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
Amenities:	Wheelchair Access
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 13'11	Main	Laundry	7' x 6'6
Main	Dining Room	13' x 9'	Above	Family Room	19' x 13'4
Main	Kitchen	14'11 x 13'8	Above	Bedroom	9'11 x 9'7
Main	Eating Area	10'7 x 6'4	Above	Bedroom	11'4 x 8'11
Main	Great Room	15'8 x 11'7			
Main	Primary Bedroom	15'8 x 11'11			
Main	Bedroom	10'7 x 9'2			

Finished Floor (Main):	1,657 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	755 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,412 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,412 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this bright well cared for home in South Langley! Located on a quiet cul-de-sac in the sought after Cedar Ridge neighbourhood, with schools and public transportation close by. This two storey home has four bedrooms, with the primary bedroom on the main floor, and upstairs you have a large family room, which could be another bedroom, while still having enough for a family room. On the main floor you are surrounded by big windows, hard wood floors and a spacious floor plan with a living room, dining room, a big kitchen, eating area and cozy great room. Recently renovated ensuite in the primary bedroom is all wheel chair accessible. On the south facing back yard enjoy growing flowers, bonus comes with sprinkler system and a nice shed. To the side of the home is extra Rv parking.