

Depth/Size (ft):	109.0	Bedrooms:	3	Approx. Year Built:	2009
Frontage (ft):	30.18	Bathrooms:	4	Age:	15
Lot Area: (sq.ft.)	3,302.00	Full Baths:	2	Zoning:	CD-55
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,268.03
Rear Yard Exp:	North			For Tax Year:	2023
View:	Yes			P.I.D.:	026-702-860

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Lane
Foundation:		Parking:	Garage; Double,Open
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:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	Yes : Front greenspace/park
Mgmt. Company:	
Complex / Subdiv:	Bedford Landing
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	PL BCP23832 LT 90 DL 79 LD 36 GROUP 2.
Amenities:	None
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Pantry,Sprinkler - Fire,Vacuum - Built In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 21'5	Above	Laundry	5'6 x 6'0
Main	Dining Room	13'2 x 15'8	Bsmt	Family Room	13'8 x 18'2
Main	Kitchen	9'10 x 16'3	Bsmt	Flex Room	14'0 x 16'3
Above	Primary Bedroom	14'1 x 13'1	Bsmt	Office	8'10 x 11'6
Above	Walk-In Closet	4'0 x 7'11	Bsmt	Storage	12'0 x 3'1
Above	Bedroom	10'7 x 12'0	Main	Foyer	6'0 x 7'11
Above	Bedroom	10'6 x 10'1			

Finished Floor (Main):	940 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	880 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	929 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,749 sqft	Crawl/Bsmt Height:		Bsmt	2	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,749 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

Desirable BEDFORD LANDING! Just steps to Bedford Channel, parks & popular Fort-to-Fort Trail. Located on one of the best streets across from greenspace & park/playground. This bright and well-maintained 2-storey plus basement has open floor concept providing airy & spacious living areas. Enjoy lazy summer days on your spacious front porch to socialize or to relax after daily walks. Upstairs features a spacious primary bedroom with ensuite & vaulted ceilings, two good-sized bedrooms, Jack & Jill bathroom & laundry. Downstairs is a massive recreation area for media, games or whatever space suits your lifestyle, & a den for home office or study. Backyard boasts interlocking stone patio providing lots of room for your summer entertaining needs. Double garage & one open parking has lane access.