

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2019
Frontage (ft):	81.00	Bathrooms:	6	Age:	5
Lot Area: (sq.ft.)	27,878.00	Full Baths:	4	Zoning:	RU-3A
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,725.95
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	030-838-550

Style of Home:	2 Storey	Parking:	Total: 16 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Open,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 2
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	Yes

View: Yes : Trees

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Septic,Water

Legal: STRATA LOT 1 SECTION 28 TOWNSHIP 10 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5894 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central,Garden,Guest Suite,In Suite Laundry,Pool; Outdoor,Storage,Swirlpool/Hot Tub,Workshop Detached

Site Influences: Greenbelt,Paved Road,Private Setting,Private Yard,Rural Setting

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Hot Tub Spa/Swirlpool,Microwave,Smoke Alarm,Storage Shed,Swimming Pool Equip.,Vaulted Ceiling

Bylaw Restrict: Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'8 x 10'9	Main	Living Room	18'2 x 13'7	Above	Pantry	15'8 x 5'9
Main	Bedroom	11'11 x 16'11	Main	Dining Room	15'11 x 8'2	Above	Bar Room	12'3 x 6'4
Main	Walk-In Closet	8'7 x 6'4	Main	Kitchen	11'7 x 9'8	Above	Living Room	23' x 18'9
Main	Den	10'4 x 10'11	Main	Bedroom	13'4 x 15'8	Above	Dining Room	15'1 x 19'8
Main	Primary Bedroom	23' x 13'7	Main	Walk-In Closet	8'6 x 4'5	Above	Bedroom	13'5 x 11'11
Main	Walk-In Closet	9'1 x 13'	Above	Kitchen	12' x 23'10	Above	Walk-In Closet	5'8 x 6'1
Main	Laundry	8' x 7'2	Above	Eating Area	11'3 x 19'8	Above	Patio	30'2 x 18'2

Finished Floor (Main):	2,518 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,025 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	5	Yes
Finished Floor (Bsmt):	0 sqft		Legal	Main	4	Yes
Finished Floor (Total):	4,543 sqft	Suite:	Suite,Unauthorized Suite	Main	2	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:	5'	Above	4	Yes
Grand Total:	4,543 sqft	Basement:	Crawl	Above	2	No
		Beds In Bsmt:	0 / 4			
		# Of Pets:				

Luxury CUSTOM BUILT HOME built by reputable MTL Construction on Langley's STREET OF DREAMS! This home sits on a 27878 sq. ft lot. and has 4 beds (each with their own walk-in closet & En suite!) a den, 6 bath, A/C, generator & Oak engineered hardwood throughout. The main floor features a GRAND foyer, 2 large primary bedrooms w/spa like En suites, laundry room & den + a BONUS STUNNING 1 bed LEGAL suite w/separate entrance & high ceilings, perfect for extended family!! Upstairs has stunning vaulted ceilings, oversized chef's kitchen w/Monogram appliances, large island, pantry, plus a huge OPEN living & dining room w/wet bar & bedroom. Relax on the back deck w/GAS fireplace, heater & TV set up or the pool & hot tub, perfect for entertaining!! BONUS DETACHED SHOP with an additional 1 bed suite!