

Depth/Size (ft):	120	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	60.00	Bathrooms:	2	Age:	47
Lot Area: (sq.ft.)	7,200.00	Full Baths:	2	Zoning:	SFD-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,223.43
Rear Yard Exp:	South			For Tax Year:	2023
View:	No			P.I.D.:	001-614-100

Style of Home:	Basement Entry,Split Entry	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front,Side
Foundation:		Parking:	Carport; Single,Open,RV Parking Avail.
Rain Screen:	No	Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	LOT# 200, TWP 8, SEC 3, LD 36, PLAN NWP 52523
Amenities:	Pool; Outdoor,Storage
Site Influences:	Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Water Dispenser,Storage Shed,Swimming Pool Equip.,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	21'5 x 11'	Below	Bedroom	15'7 x 8'3
Main	Bedroom	13' x 11'	Below	Recreation Room	26'3 x 15'5
Main	Foyer	6'4 x 4'3	Below	Laundry	7'11 x 5'10
Main	Kitchen	12'6 x 9'10	Below	Storage	12'6 x 10'10
Main	Eating Area	14' x 6'			
Main	Living Room	17'5 x 13'2			
Below	Bedroom	12'1 x 11'4			

Finished Floor (Main):	1,178 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Below	4	No
Finished Floor (Bsmt):	1,022 sqft	Suite:	None			
Finished Floor (Total):	2,200 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	135 sqft	Basement:	Full,Partly Finished			
Grand Total:	2,335 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

QUIET CULDESAC AVE IN LANGLEY CITY. 4 (could be 6!) bed, 2 full bath home. Orig. 3 bedrms up converted to 2 to create massive Primary Bdrm- 3rd can be restored. Main bath boasts Dbl shower heads. Updates in 2011 inc roof, deck, vinyl windows, kitchen w/granite counters & gas range (dual fuel) etc. Full laundry down + R/I laundry up (stackable). Basement features full Rec rm w/R/I plumbing at wetbar, full bath, 2 bedrooms, unfinished 3rd bedroom, gas fireplace & separate entry. Family-size (over 400 sqft!) sundeck w/speakers & TV overlooks low-maintenance South-facing yard w/ POOL. Fenced yard w/wide paver stone patio, storage shed, access from driveway to rear yard. Park 4 in driveway - Oversized carport easy conversion to garage. Walk to parks, schools, transit.