

Depth/Size (ft):	109 feet	Bedrooms:	4	Approx. Year Built:	2008
Frontage (ft):	29.50	Bathrooms:	4	Age:	16
Lot Area: (sq.ft.)	3,302.00	Full Baths:	3	Zoning:	CD-55
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,268.03
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	026-704-609

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 250, PLAN BCP23833, DISTRICT LOT 79, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Lane Access,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'7 x 9'3	Bsmt	Recreation Room	13'2 x 11'9
Main	Dining Room	13'11 x 7'11	Bsmt	Games Room	15'1 x 7'9
Main	Living Room	15'11 x 14'1			
Above	Primary Bedroom	13' x 12'8			
Above	Bedroom	11'10 x 10'8			
Above	Bedroom	10'11 x 9'4			
Bsmt	Bedroom	11'6 x 9'4			

Finished Floor (Main):	903 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	745 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	892 sqft	Suite:		Above	4	Yes
Finished Floor (Total):	2,540 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	2,540 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

BEFORD LANDING!!! Welcome to this beautiful two storey w/basement home in the heart of Fort Langley on a coveted and quiet street. Walk into this beautifully maintained home with that includes an open floor plan, stunning laminate flooring along the main, 9' ceilings on the main, stainless steel kitchen aid appliances and an expansive primary bedroom. Not to mention, all upper bedrooms have access to a washroom! This home backs onto a laneway, has a DOUBLE CAR GARAGE and an additional parking pad spot, a separate entry in the basement, a low maintenance backyard with an oversized patio space. So much to love about the home while being steps away from coffee shops, the river, Brae Island and so much more. Bill 44 may allow for future laneway homes.