

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

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

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

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

OPEN HOUSE SATURDAY APRIL 13 FROM 1-3PM. 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 a 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.