

Depth/Size (ft):		Bedrooms:	8	Approx. Year Built:	2016
Frontage (ft):	366.00	Bathrooms:	8	Age:	8
Lot Area: (Acres)	11.32	Full Baths:	7	Zoning:	RU-2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,844.34
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	002-843-153

Style of Home:	2 Storey w/Bsmt.,Rancher/Bungalow w/Bsmt.	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Completely,Substantially Rebuilt	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Shallow	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(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
Legal:	LOT 41, PLAN NWP61497, SECTION 14, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 63716
Amenities:	
Site Influences:	Rural Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Vacuum - Roughed In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	19'8 x 14'2	Above	Bedroom	15'5 x 12'	Main	Family Room	18'5 x 13'5
Main	Kitchen	13'1 x 11'11	Bsmt	Bedroom	12' x 11'7	Main	Bedroom	13'5 x 10'3
Main	Eating Area	13'4 x 12'5	Bsmt	Kitchen	8'10 x 8'2	Main	Bedroom	10'10 x 10'6
Main	Primary Bedroom	16'2 x 12'	Bsmt	Living Room	19'4 x 13'7	Main	Foyer	18' x 8'
Main	Laundry	9'1 x 6'7	Main	Living Room	23'2 x 22'10	Below	Primary Bedroom	18'4 x 12'10
Main	Foyer	10'5 x 9'10	Main	Kitchen	17'9 x 13'9	Below	Bedroom	12'10 x 10'3
Above	Games Room	30'2 x 11'11				Below	Bedroom	13'7 x 10'4

Finished Floor (Main):	3,303 sqft	# Of Rooms:	21	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	949 sqft	# Of Kitchens:	3	Main	3	No
Finished Floor (Below):	2,155 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	0 sqft		Legal	Above	4	No
Finished Floor (Total):	6,407 sqft	Suite:	Suite,Unauthorized Suite	Bsmt	3	No
Unfinished Floor:	0 sqft	Crawl/Bsmt Height:		Below	2	No
Grand Total:	6,407 sqft	Basement:	Fully Finished	Main	4	No
		Beds In Bsmt:	1 / 8	Below	5	Yes
		# Of Pets:		Below	3	No

2 beautiful newer family homes (plus a suite) on 11.3 acres in South Langley - amazing shared family opportunity!! One - a 2 storey w/ bsmt & 1 bdrm suite, 8 yrs old, Whistler-inspired, 20' vaulted ceiling open plan centered by an exposed log support, 2 bdrm plus huge games room (easily converted to 4 bdrm as per original plans), 5 pce ensuite. 2nd home - a rancher w/ bsmt, 5 bdrm, 3 bath, trendy open plan with vaulted ceilings thru living area. Completely rebuilt from foundation to trusses! In total 8 baths, 8 bdrms (up to 10). 50' x 40' shop. 56' x 46' barn has 3 stalls, tack room, workshop. Amazing horse pasture with gate to Otter Park Trail. Thriving egg business with road side stand (inquire per \$). Request 'additional features' sheet. BC Hydro lines cross pasture.