## 9843 204 STREET LANGLEY

Walnut Grove, V1M 0A6

Depth/Size (	(ft):	114	Bedrooms:	5		Approx. Year Bu	uilt: 200	06
Frontage (ft)	):	50.00	Bathrooms:	4		Age:	18	
Lot Area: (so	q.ft.)	5,704.00	Full Baths:	3		Zoning:	R-1	A
Flood Plain:	-	No	Half Baths:	1		Gross Taxes:	\$6,0	659.44
Rear Yard Ex	xp:	West				For Tax Year:	202	23
View:						P.I.D.:	026	-546-361
<u></u>								
Style of Hom		2 Storey w/Bsmt.			irking:	Total: 4 - Covered	d: 2	
Construction		Frame - Wood			overed Parking:	2		
Exterior:		Stone,Vinyl			rking Access:	Front		
Foundation:					irking:	Garage; Double		
Rain Screen					ocker:			
Renovations	-				nits in Dev:			
# of Fireplaces:		1 - Fuel: Propane Gas			stance to:	Freehold New Otrate		
Water Supply:		City/Municipal			tle to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air, Natural Gas			Property Disc: Yes PAD Rental:			
Outdoor Area: Type of Roof:		Fenced Yard,Patio(s) & Deck(s) Fibreglass			AD Rental: xtures Leased:	No		
••		-	Mixed					
Floor Finish	1:	Hardwood, Tile, Wall/Wall/Mixed			xtures Rmvd:	No		
Complex / S Services Co	Subdiv:	YORKSON GROVE Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C		N BCP20812				
Legal: Amenities: Site Influence Features: Bylaw Restr	subdiv: onnected: ces: ric:	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I	ROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window (	learby,Shopping Ne		ve,Security System,Sm	oke Alarm,Windo	ws - Thermo
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	subdiv: onnected: ces: ric:	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva	ROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window (	learby,Shopping Ne		ve,Security System,Sm	oke Alarm,Windo	ws - Thermo
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok	Subdiv: onnected: ces: ric: ker(s): Type	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor	learby,Shopping Ne Coverings,Garage I <b>Type</b>	Door Opener,Microway	Floor	Туре	Dimensions
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok	subdiv: ponnected: ces: ric: ker(s): Type Great Room	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above	learby,Shopping Ne Coverings,Garage I <b>Type</b> Bedroom	Door Opener,Microway Dimensions 11'11 x 14'10	Floor Bsmt	<b>Type</b> Workshop	Dimensions 13'2 x 8'6
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Floor Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Great Room Eating Area	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above Above	learby,Shopping Ne Coverings,Garage I <b>Type</b> Bedroom Bedroom	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5	Floor Bsmt	Туре	Dimensions
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Great Room Eating Area Kitchen	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above	learby,Shopping Ne Coverings,Garage I <b>Type</b> Bedroom Bedroom Bedroom	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3	Floor Bsmt	<b>Type</b> Workshop	Dimensions 13'2 x 8'6
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Great Room Eating Area Kitchen Den	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Above	learby,Shopping Ne Coverings,Garage I <b>Type</b> Bedroom Bedroom Bedroom Walk-In Closet	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4	Floor Bsmt	<b>Type</b> Workshop	Dimensions 13'2 x 8'6
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Great Room Eating Area Kitchen Den Laundry	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Bsmt	learby,Shopping Ne Coverings,Garage I Type Bedroom Bedroom Bedroom Walk-In Closet Bedroom	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7	Floor Bsmt	<b>Type</b> Workshop	Dimensions 13'2 x 8'6
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok Main Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Great Room Eating Area Kitchen Den Laundry Foyer	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5 8'1 x 6'7	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Bsmt Bsmt	learby,Shopping Ne Coverings,Garage I Type Bedroom Bedroom Bedroom Walk-In Closet Bedroom Kitchen	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7 11' x 11'10	Floor Bsmt	<b>Type</b> Workshop	Dimensions 13'2 x 8'6
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok Main Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Great Room Eating Area Kitchen Den Laundry Foyer	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Bsmt	learby,Shopping Ne Coverings,Garage I Type Bedroom Bedroom Bedroom Walk-In Closet Bedroom	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7	Floor Bsmt	<b>Type</b> Workshop	Dimensions 13'2 x 8'6
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above	Subdiv: ponnected: ces: ric: ker(s): Type Great Room Eating Area Kitchen Den Laundry Foyer Primary Bedi	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5 8'1 x 6'7	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Bsmt Bsmt	learby,Shopping Ne Coverings,Garage I Type Bedroom Bedroom Bedroom Walk-In Closet Bedroom Kitchen	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7 11' x 11'10 16'6 x 17'11	Floor Bsmt	<b>Type</b> Workshop Eating Area	Dimensions 13'2 x 8'6
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: Sonnected: ces: ric: cer(s): Type Great Room Eating Area Kitchen Den Laundry Foyer Primary Bedi Door (Main):	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5 8'1 x 6'7 room 17'2 x 13'	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Ploor Above Above Above Bsmt Bsmt Bsmt	earby,Shopping Ne Coverings,Garage I Type Bedroom Bedroom Bedroom Walk-In Closet Bedroom Kitchen Living Room	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7 11' x 11'10 16'6 x 17'11	Floor Bsmt Bsmt	<b>Type</b> Workshop Eating Area	<b>Dimensions</b> 13'2 x 8'6 11' x 7'9
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Flo	Subdiv: ponnected: ces: ric: cer(s): Type Great Room Eating Area Kitchen Den Laundry Foyer Primary Bedi por (Main): por (Above):	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5 8'1 x 6'7 room 17'2 x 13'	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Ploor Above Above Above Above Bsmt Bsmt Bsmt Bsmt # Of Rooms:	earby,Shopping Ne Coverings,Garage I Type Bedroom Bedroom Bedroom Walk-In Closet Bedroom Kitchen Living Room	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7 11' x 11'10 16'6 x 17'11	Floor Bsmt Bsmt Bsmt	Type Workshop Eating Area	Dimensions 13'2 x 8'6 11' x 7'9 Ensuite?
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Flo Finished Flo	Subdiv: Subdiv: Sonnected: ces: ric: ker(s): Type Great Room Eating Area Kitchen Den Laundry Foyer Primary Bedi Soor (Main): Soor (Above): Soor (Below):	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5 8'1 x 6'7 room 17'2 x 13' 1,233 sqft 1,278 sqft	GROUP 2, NWD PLA ite Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Suite:	Type Bedroom Bedroom Bedroom Walk-In Closet Bedroom Kitchen Living Room	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7 11' x 11'10 16'6 x 17'11	Floor Bsmt Bsmt Bsmt Bathroom Floor Main	Type Workshop Eating Area	Dimensions 13'2 x 8'6 11' x 7'9 Ensuite? No
Complex / S Services Co Legal: Amenities: Site Influenc Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Above Finished Flo Finished Flo Finished Flo	Subdiv: Subdiv: Sonnected: ces: ric: cer(s): Type Great Room Eating Area Kitchen Den Laundry Foyer Primary Bedu Soor (Main): Soor (Above): Soor (Below): Soor (Bsmt):	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5 8'1 x 6'7 room 17'2 x 13' 1,233 sqft 1,278 sqft 0 sqft	GROUP 2, NWD PLA ite Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt H Of Rooms: # Of Rooms: # Of Levels:	Type Bedroom Bedroom Bedroom Walk-In Closet Bedroom Kitchen Living Room	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7 11' x 11'10 16'6 x 17'11	Floor Bsmt Bsmt Bsmt Bathroom Floor Main Above	Type Workshop Eating Area • # of Pieces 2 4	Dimensions 13'2 x 8'6 11' x 7'9 Ensuite? No No
Complex / S Services Co Legal: Amenities: Site Influence Features:	Subdiv: Sub	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5 8'1 x 6'7 room 17'2 x 13' 1,233 sqft 1,278 sqft 1,233 sqft 1,233 sqft	GROUP 2, NWD PLA ite Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Suite:	learby,Shopping Ne Coverings,Garage I Bedroom Bedroom Bedroom Walk-In Closet Bedroom Kitchen Living Room 16 :: 2 3 Ur leight: Fu	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7 11' x 11'10 16'6 x 17'11 mauthorized Suite III,Fully hished,Separate	Floor Bsmt Bsmt Bsmt Bathroom Floor Main Above Above	Type Workshop Eating Area <b># of Pieces</b> 2 4 5	Dimensions 13'2 x 8'6 11' x 7'9 Ensuite? No No Yes
Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Above Finished Flo Finished Flo Finished Flo Finished Flo Finished Flo	Subdiv: Sub	Natural Gas,Sanitary Sev LOT 39, DIST LOT 124, C Golf Course Nearby,Priva ClthWsh/Dryr/Frdg/Stve/I RE/MAX Treeland Realty Dimensions 16'3 x 17'2 11'4 x 15'9 11'2 x 14'7 14'2 x 9'10 11' x 5'5 8'1 x 6'7 room 17'2 x 13' 1,233 sqft 1,233 sqft 1,233 sqft 1,233 sqft 3,744 sqft 0 sqft	GROUP 2, NWD PLA te Yard,Recreation N DW,Drapes/Window ( Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Crawl/Bsmt H	learby,Shopping Ne Coverings,Garage I Bedroom Bedroom Walk-In Closet Bedroom Kitchen Living Room :: 2 3 Ur Height: Fu	Door Opener,Microway Dimensions 11'11 x 14'10 12'6 x 13'5 15'4 x 11'3 7'1 x 7'4 13'5 x 12'7 11' x 11'10 16'6 x 17'11 mauthorized Suite III,Fully hished,Separate try	Floor Bsmt Bsmt Bsmt Bathroom Floor Main Above Above	Type Workshop Eating Area <b># of Pieces</b> 2 4 5	Dimensions 13'2 x 8'6 11' x 7'9 Ensuite? No No Yes

WALNUT GROVE- EXECUTIVE NEIGHBORHOOD OF CRAFTMAN-STYLE HOMES CLOSE TO PARK, WALKING TRAILS & DERBY REACH. 5 BED 4 BATH HOME on QUIET STREET; features Welcoming wrap-around veranda, open, Great-Room style w/Den on main. Waffle ceiling, maple hardwood, slate floors, custom blinds & Decorative stone fireplace create a Whistler- like ambience. Chef's kitchen features granite counters & maple cabinets. 4 bedrooms up- Vaulted Primary suite boasts soaker tub, dbl sinks & oversize shower. Bright FULL Basement- generous room sizes, kitchen, dishwasher, storage, RI Laundry & gas line. Covered sundeck overlooks west-exp Oasis- private rear yard features towering bamboo,screened gazebo (writer/artist retreat?) w/firepit. Entertain, relax, and bird-watch.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.