

Depth/Size (ft):	100.075	Bedrooms:	2	Approx. Year Built:	1980
Frontage (ft):	40.00	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	4,003.00	Full Baths:	2	Zoning:	R-1A
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,776.63
Rear Yard Exp:	East			For Tax Year:	2023
View:	Yes			P.I.D.:	000-815-624

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:	Addition	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Other,Tile	Fixtures Rmvd:	No

View: Yes : Mountain from upstairs Bdrm

Mgmt. Company:

Complex / Subdiv: Langley Meadows

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 96, PLAN NWP57098, PART SE1/4, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Private Setting,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): Sutton Group-West Coast Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 11'7	Above	Bedroom	14'7 x 11'7
Main	Dining Room	11'6 x 10'5	Above	Office	17'3 x 11'1
Main	Kitchen	12'1 x 11'1	Above	Walk-In Closet	13'5 x 7'2
Main	Foyer	5'7 x 5'1			
Main	Laundry	11'3 x 5'10			
Above	Bedroom	15'7 x 11'6			

Finished Floor (Main):	1,082 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,060 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,142 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	2,142 sqft	Beds In Bsmnt:	0 / 2			
		# Of Pets:				

YOUR DREAM HOME!! Location, Location, Location!! Wow this home is built with unique high quality European craftsmanship & rounded archways. Ramp leading up to extra wide Dutch front door. Open the door and you can feel the breathtaking beauty of this home grasp you. Open concept flowing through the living room to the kitchen to French doors opening into back yard with rock waterfall. Large bedrooms with balconies & French doors. Main has bathroom with shower and extra wide door. Hardwood plank floors and slate in kitchen & tile in bthrm..This home may accommodate a wheel chair on main with wide doors. Renovations and addition in 2010, new wiring, piping & roof. Recently painted exterior. Office use to be bedroom. Steps to mall, bus,schools & parks. DON'T MISS THIS BEAUTY!