

Depth/Size (ft):	109 feet	Bedrooms:	4	Approx. Year Built:	2009
Frontage (ft):	31.10	Bathrooms:	4	Age:	15
Lot Area: (sq.ft.)	3,302.00	Full Baths:	3	Zoning:	CD-55
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,428.61
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	026-702-886

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Rear
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Bedford Landing
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 92, PLAN BCP23832, DISTRICT LOT 79, GROUP 2, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Lane Access,Marina Nearby,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	Living Room	12' x 13'	Above	Laundry	7'6 x 6'
Main	Dining Room	15' x 10'	Bsmt	Bedroom	15' x 10'6
Main	Kitchen	12' x 8'6	Bsmt	Walk-In Closet	6' x 5'
Main	Eating Area	12' x 8'	Bsmt	Recreation Room	20' x 17'
Above	Primary Bedroom	13' x 13'			
Above	Bedroom	12' x 12'			
Above	Bedroom	11' x 10'			

Finished Floor (Main):	999 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	860 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	890 sqft	Suite:	None	Main	2	No
Finished Floor (Total):	2,749 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,749 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to this STUNNING turnkey home in the desirable neighborhood of Bedford Landing! Over 130K in upgrades! This home has been tastefully renovated throughout with fresh paint (2022), luxury vinyl plank flooring, spacious and updated kitchen with new appliances (2021), hot water on demand, renovated laundry room, updated bathrooms, heated flooring in bathrooms, A/C and Moen Flo leak detection system - all that's left to do is move in! Not to mention, the exterior of the home has artificial grass, new fencing and a fresh coat of paint. DOUBLE CAR GARAGE plus a parking pad spot! This home is steps away from everything Fort Langley has to offer. Ask your realtor for the full list of updates! Bill 44 could allow for FUTURE LANEWAY HOMES.