

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2007
Frontage (ft):	32.15	Bathrooms:	4	Age:	17
Lot Area: (sq.ft.)	3,519.00	Full Baths:	3	Zoning:	CD-55
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,262.09
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	026-702-061

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Lane
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	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Bedford Landing

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

Legal: LOT 11, PLAN BCP23832, DISTRICT LOT 79, GROUP 2, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'9 x 13'7	Above	Primary Bedroom	12'11 x 14'10	Bsmt	Kitchen	10'1 x 13'7
Main	Dining Room	16' x 8'3	Above	Bedroom	10'4 x 10'7	Bsmt	Bedroom	16'5 x 10'2
Main	Kitchen	11'8 x 8'11	Above	Bedroom	12'7 x 12'2	Bsmt	Walk-In Closet	4'8 x 7'6
Main	Family Room	14'11 x 12'3	Above	Walk-In Closet	4'10 x 9'11	Bsmt	Storage	7'7 x 6'10
Main	Eating Area	10' x 9'8	Bsmt	Dining Room	11'4 x 7'9	Bsmt	Utility	6'9 x 5'1
Main	Foyer	8' x 6'	Bsmt	Family Room	11'4 x 11'11			

Finished Floor (Main):	1,014 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	987 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	1,005 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	3,006 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,006 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Bedford Landing SHOW STOPPER! Pristine/updated, 2 story/with basement offers 3006 sf, 4 bedrooms, 4 baths and a spacious/bright open floor plan. Enjoy a new modern kitchen, new premium vinyl plank flooring & new plush carpeting, fresh paint inside/out, central AC, HW on demand. The primary bedroom features 2 walk in closets, large ensuite & vaulted ceiling. The bright basement is finished with an exceptional 1 bedroom suite that will be perfect for mom and dad or your mortgage helper. The fully fenced yard is to die for with covered porches, stone patio, natural gas hook ups & privacy. Your are minutes from everything Fort Langley has to offer & access to the Fort to Fort trail is across the street. This beauty is a 10+! See the virtual tours!