

<b>Depth/Size (ft):</b>	35.6	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	60.04	<b>Bathrooms:</b>	4	<b>Age:</b>	31
<b>Lot Area: (sq.ft.)</b>	6,998.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	R-1D
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,519.68
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-931-584

<b>Style of Home:</b>	Basement Entry,Reverse 2 Storey w/Bsmt	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	4 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 40 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN LMP6541
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	12'7 x 12'7	Main	Walk-In Closet	6'6 x 8'11	Below	Foyer	12'7 x 7'2
Main	Living Room	17'3 x 13'8	Below	Games Room	23'4 x 19'4			
Main	Kitchen	14'0 x 9'5	Below	Family Room	16'6 x 12'11			
Main	Eating Area	9'0 x 8'2	Below	Kitchen	13'6 x 8'3			
Main	Primary Bedroom	18'11 x 12'1	Below	Dining Room	9'5 x 8'2			
Main	Bedroom	12'11 x 8'11	Below	Bedroom	13'11 x 12'0			
Main	Bedroom	14'1 x 10'1	Below	Bedroom	12'7 x 10'2			

<b>Finished Floor (Main):</b>	1,413 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,811 sqft	<b># Of Kitchens:</b>	2	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Below	5	Yes
<b>Finished Floor (Total):</b>	3,224 sqft	<b>Crawl/Bsmt Height:</b>		Below	2	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	3,224 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

OPEN SAT 12-3.Beautifully maintained 3224 sq ft home in the highly sought after area of Walnut Grove, Langley. This 5 bed/4 bath basement entry home features two separate living spaces (easily suited) for multi-generational living (or income potential). With an inviting foyer, LED illuminated curved staircase, elegant light fixtures, vinyl plank flooring throughout, vaulted ceilings, crown moldings and x4 modern gas fireplaces this home is tasteful and elegant! Features incl sound-proofing/insulation between floors, stamped concrete (3 lane) exposed aggregate driveway (parking for 8 cars or RV/boat parking). Built in sprinklers, covered deck with skylights, security cameras, HE furnace, AC, x2 walk-in closets, fenced private yard, 200amp service AG pool/ hot tub... this home has it all!