

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1976
Frontage (ft):		Bathrooms:	2	Age:	48
Lot Area:		Full Baths:	2	Zoning:	R558
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,593.81
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	009-621-989

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
Legal:	PL 11948 LT B LD 36 SEC 28 TWP 17 PART SE 1/4
Amenities:	Workshop Detached
Site Influences:	Private Setting,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 7'6	Below	Dining Room	5'2 x 12'2
Main	Eating Area	8'11 x 9'10	Below	Office	5'5 x 10'
Main	Living Room	11'9 x 16'8	Below	Bedroom	11'6 x 10'8
Main	Primary Bedroom	22'10 x 11'4	Below	Den	9'9 x 10'8
Main	Bedroom	11' x 11'5	Below	Kitchen	7'10 x 11'6
Main	Bedroom	7'11 x 10'10			
Below	Living Room	16' x 18'7			

Finished Floor (Main):	1,261 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,230 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,491 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	2,491 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Big living right in the heart of town. This totally private hideaway is a .44 acre lot tucked in from the street. The 2 level house has 3 bedrooms upstairs including a giant primary bdrm with tons of natural light. The fully renovated above ground basement suite has high ceilings and is ready for rental income or generational living. An incredible heated SHOP, woodworking shed, plus big carport for boat or car storage make this home incredibly unique. There's even a studio outback with big Fraser River views perfect for guests or teenagers. The rental potential on this property is 2nd to none, there's ample parking, and it's smack dab between 2 great schools. This is a rare opportunity, call today!