

Depth/Size (ft):	Irregular	Bedrooms:	6	Approx. Year Built:	2024
Frontage (ft):	69.54	Bathrooms:	6	Age:	0
Lot Area: (sq.ft.)	7,473.11	Full Baths:	4	Zoning:	RU-1
Flood Plain:		Half Baths:	2	Gross Taxes:	\$0.00
Rear Yard Exp:	North			For Tax Year:	2023
View:	No			P.I.D.:	031-961-231

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 3
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Triple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	2
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	Well - Drilled	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Water
Legal:	STRATA LOT 2 SECTION 33 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9273 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	None
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 12'6	Above	Walk-In Closet	10'3 x 5'7	Above	Laundry	9'5 x 5'7
Main	Dining Room	18'11 x 11'3	Above	Bedroom	12' x 11'11	Bsmt	Family Room	15'1 x 11'10
Main	Kitchen	19'2 x 10'2	Above	Walk-In Closet	11'11 x 4'11	Bsmt	Storage	8'3 x 7'5
Main	Pantry	10'10 x 5'7	Above	Bedroom	13' x 12'	Bsmt	Utility	8'5 x 5'1
Main	Den	15'8 x 9'10	Above	Walk-In Closet	12'10 x 8'6	Bsmt	Living Room	14'6 x 12'5
Main	Foyer	9'9 x 5'5	Above	Bedroom	16'1 x 12'5	Bsmt	Kitchen	14'6 x 10'10
Above	Primary Bedroom	18'11 x 13'0	Above	Walk-In Closet	6'6 x 5'	Bsmt	Bedroom	14' x 10'6

Finished Floor (Main):	1,323 sqft	# Of Rooms:	23	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,600 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,323 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	4,246 sqft	Crawl/Bsmt Height:		Above	3	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry	Bsmt	2	No
Grand Total:	4,246 sqft	Beds In Bsmt:	2 / 6	Bsmt	4	No
		# Of Pets:				

Quality built 2-level + basement home with a LEGAL 2 bedroom suite. Beautiful open GREAT ROOM plan design that is open to the upper level which just exudes luxury living for the whole family. A HUGE timeless gourmet kitchen with stainless steel appliances. Just loaded with cupboards, an abundance of quartz counters and a fabulous island. Engineered hardwood flooring throughout. Four bedrooms upstairs all with walk-in closets including closet organizers. The primary bedroom boasts a fabulous walk-in closet and spa-like ensuite. A covered deck off the great room that is perfect for family and friends entertaining. The basement offers a media room. A great central location just minutes to Murrayville, downtown Langley, highway #1 and just 10 minutes to the US border. Ready to move in TODAY!