

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1977
<b>Frontage (ft):</b>	41.00	<b>Bathrooms:</b>	2	<b>Age:</b>	47
<b>Lot Area: (sq.ft.)</b>	8,712.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$5,411.06
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	002-101-971

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	LOT 199, PLAN NWP49277, SECTION 35, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Cul-de-Sac,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Free Stand F/P or Wdstove,Hot Tub Spa/Swirlpool,Storage Shed
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 13'1	Main	Bedroom	13'7 x 10'4
Main	Kitchen	8'3 x 9'1	Main	Foyer	5'5 x 5'3
Main	Eating Area	6'10 x 9'1	Main	Storage	5'4 x 7'4
Main	Dining Room	13'7 x 15'10	Main	Patio	23'3 x 33'10
Main	Primary Bedroom	10'4 x 13'10			
Main	Bedroom	10'1 x 10'7			
Main	Bedroom	10'1 x 9'			

<b>Finished Floor (Main):</b>	1,648 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,648 sqft	<b>Crawl/Bsmt Height:</b>	2'			
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl			
<b>Grand Total:</b>	1,648 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Amazing Rancher with 4 bedrooms and 2 bathrooms on a private 8700 sq ft lot located in a quiet cul-de-sac. This home has been well maintained and is impeccably clean. Bedrooms are all good sized with lots of storage. Substantial dining room for those big family get togethers. Large sunken living room with cozy wood burning fireplace and access to the patio. Enjoy breakfast at the custom sit up island in the kitchen or out on your back patio overlooking the fully fenced private oasis backyard. Glass enclosure and hot tub included. New roof in 2020. Located in Langley city on the Brookwood border. Book your showings today! Open House Saturday May 11 12-2pm