

Depth/Size (ft):	120	Bedrooms:	3	Approx. Year Built:	1993
Frontage (ft):	59.00	Bathrooms:	3	Age:	31
Lot Area: (sq.ft.)	7,072.00	Full Baths:	2	Zoning:	RD-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,150.97
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	017-689-163

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: MACKLIN CORNERS

Services Connected: Electricity,Natural Gas,Water

Legal: PL LMP3240 LT 61 LD 36 SEC 36 TWP 7 PART NE 1/4.

Amenities:

Site Influences: Golf Course Nearby

Features: Air Conditioning,CltH/Wsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Oven - Built In,Storage Shed,Vacuum - Built In

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'11	Main	Foyer	8'6 x 8'	Main	Pantry	6'2 x 3'5
Main	Kitchen	14'5 x 13'6	Above	Primary Bedroom	15'1 x 14'5			
Main	Dining Room	15'3 x 9'8	Above	Walk-In Closet	8'3 x 5'2			
Main	Eating Area	10'3 x 10'8	Above	Conservatory	10'3 x 7'8			
Main	Family Room	21'10 x 13'6	Above	Bedroom	11'10 x 10'4			
Main	Laundry	7'7 x 6'6	Above	Bedroom	11'7 x 10'10			
Main	Office	10' x 10'	Above	Recreation Room	10'4 x 10'			

Finished Floor (Main):	1,566 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,293 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,859 sqft	Crawl/Bsmt Height:	5'			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,859 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:				

MACKLIN CORNERS, MURRAYVILLE This 3 bedroom, 3 bath home is situated in a fantastic family neighborhood. Recent updates throughout the home include new kitchen with Thermador appliances, quartz countertops and drawers galore! Quartz in all washrooms, renovated primary ensuite, new furnace and air conditioner, new tankless continuous hot water system, rear decks redone, new garden shed (too many to list). A well loved, meticulously maintained home on a beautifully landscaped lot. Walk to everything Murrayville has to offer.