

Langley, Brookwood Langley  
**3511 197A ST, V3A 7C5**

**MLS# F1309548**

Residential Detached  
**Active**



List Price:  
 Complex/Subdiv:  
 Frontage: **70.00 ft** Bedrooms: **5** PID: **005-304-971**  
 Depth/Size: **131** Bathrooms: **3** Type: **House/Single Family**  
 Lot Area SqFt: **9170.00** Full Baths: **3** Age at List Date: **34**  
 Rear Yard Exp: **W** Half Baths: Approx Yr Blt: **1979**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,646 (2012)**  
 Flood Plain: **No** Zoning: **R1E**  
 View: **N**  
 Serv. Connected: **Water, Electricity, Natural Gas, Septic**

Style of Home: **3 Level Split** Total Parking: **2** Covered Parking:  
 Construction: **Frame - Wood** Parking Access: **Front**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Open, RV Parking Avail.**  
 Exterior: **Vinyl** R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Rainscreen: Type of Roof: **Fibreglass** Possession:  
 Renovations: **Partly** Reno Year: Title to Land: **Freehold NonStrata**  
 Flooring: **Laminate, Wall/Wall/Mixed** Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** Mortgage Info:  
 Heat/Fuel: **Forced Air, Natural Gas** R/I Fireplaces: Property Disclosure: **Y**  
 No. of Fireplaces: **2** Out Buildings:  
 Fireplace Fuel: **Gas - Natural, Wood**  
 Outdoor Area: **Patio(s)**  
 Pad Rental: **N**  
 Fixtures Leased: **N**  
 Fixt Removed: **N**

Legal: **PL 54750 LT 167 LD 36 SEC 27 TWP 7 PART SE 1/4.**  
 Amenities:  
 Site Influences: **Private Yard, Recreation Nearby, Cul-de-Sac**  
 Features Incl: **Refrigerator, Security System, Storage Shed, Stove, Dishwasher, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 12'	Below	Bedroom	12' X 10'7			X
Main F.	Kitchen	11'3 X 10'	Below	Other	21' X 6'2			X
Main F.	Dining	13' X 10'3	Below	Entrance Hall	7'7 X 5'7			X
Main F.	Eating Area	7' X 6'	Below	Laundry	5'5 X 5'5			X
Above	Master Bedroom	15' X 12'6			X			X
Above	Bedroom	10'6 X 10'2			X			X
Above	Bedroom	10'6 X 10'3			X			X
Below	Family Room	22'6 X 13'0			X			X
Below	Den	13' X 12'3			X			
Below	Bedroom	12' X 10'4			X			

**Floor Area (SqFt):**  
 Main Floor Area SqFt: **1,820** Total # Rooms: **14**  
 Finished Floor Up SqFt: **720** # Kitchens: **1**  
 Finished Floor Down: **0** Finished Levels: **2**  
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height: **4**  
 Total Finished Floor SqFt: **2,540** Basement Area: **Crawl**  
 Unfinished Floor: **0** Suite: **7**  
 Grand Total Floor Area: **2,540** **8**

Listing Broker 1: **RE/MAX Treland Realty**  
 Listing Broker 2/3:

**BROOKSWOOD - 3-level split in QUIET culdesac of fine homes. Garage has been converted to living area - easy to change back. Perfect set-up for college kids as lower level has private entry, full bath and sink. Spacious rooms. Bright kitchen faces into garden/yard, built-in microwave, large family room with gas fireplace and sliders onto patio - great for entertaining a large group. New laminate through living and dining areas, updated furnace, newer roof, some updated vinyl windows, Master bedroom boasts full ensuite with soaker tub - 4th fixture is hand-held shower. Fabulous backyard with covered patio, storage shed, and tons of room to play or garden. Some trees for privacy, RV parking, lots of street appeal!**

Tour URL: [www.cotala.com/4519](http://www.cotala.com/4519)

# LISTING features

**RE/MAX**  
 Treland Realty  
 101 - 6337 - 198<sup>th</sup> Street  
 Langley, B.C. V2Y 2E3



**3511 197A Street, South Langley**



**Tammy**  
 evans

**604.307.4242**  
 Toll Free 1.888.707.3577  
[www.TammyEvans.com](http://www.TammyEvans.com)



Tax	\$3,646
Age	34
Style	3 Level Split
Bedrooms	5
Bathrooms	3
Size	2,540 ft <sup>2</sup>
Lot	9,170 ft <sup>2</sup>

COMPLIMENTS OF  
**Tammy Evans**  
RE/MAX Treeland Realty  
604.307.4242  
Toll Free 1.888.707.3577  
tammy@tammyevans.com  
www.TammyEvans.com

**BROOKSWOOD - 3-level split in QUIET culdesac of fine homes.**

Garage has been converted to living area - easy to change back. Perfect set-up for college kids as lower level has private entry, full bath and sink. Spacious rooms. Bright kitchen faces into garden/yard, built-in microwave, large family room with gas fireplace and sliders onto patio - great for entertaining a large group. New laminate through living and dining areas, updated furnace, newer roof, some updated vinyl windows, Master bedroom boasts full ensuite with soaker tub - 4th fixture is hand-held shower. Fabulous backyard with covered patio, storage shed, and tons of room to play or garden. Some trees for privacy, RV parking, lots of street appeal!