

Active
R2071376
 Board: F
 House/Single Family

20845 45A AVENUE
 Langley
 Langley City
 V3A 3G4

Residential Detached
\$769,000 (LP)
 (SP)



Sold Date: Frontage (feet): **92.00** Original Price: **\$769,000**
 Depth / Size (ft.): **135** Bedrooms: **3** Approx. Year Built: **1971**
 Lot Area (sq.ft.): **12,420.00** Bathrooms: **3** Age: **45**
 Flood Plain: Full Baths: **1** Zoning: **RS-1**
 Rear Yard Exp: **North** Half Baths: **2** Gross Taxes: **\$3,719.69**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **008-460-647**
 Tour: **Virtual Tour URL**

View: **:**
 Complex / Subdiv: **UPLANDS**
 Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Aluminum, Brick**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Partly** Reno. Year: **:**
 Renovations: **Partly** R.I. Plumbing: **:**
 # of Fireplaces: **2** R.I. Fireplaces: **:**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple, Open, RV Parking Avail.**
 Dist. to Public Transit: **:** Dist. to School Bus: **:**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental: **:**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: gas range**
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 111; PLAN NWP37721; SECTION 36; TOWNSHIP 7; LD 36**

Amenities:
 Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Freezer, Refrigerator, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 13'8			x			x
Main	Eating Area	12'2 x 10'			x			x
Main	Kitchen	12' x 8'6			x			x
Main	Family Room	17'8 x 14'			x			x
Main	Master Bedroom	12'2 x 12'			x			x
Main	Bedroom	10'2 x 9'			x			x
Main	Bedroom	10'2 x 9'10			x			x
Main	Foyer	9'2 x 3'8			x			x
Main	Laundry	8'2 x 11'			x			x
		x			x			

Finished Floor (Main):	1,556	# of Rooms:9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total):	1,556 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	1,556 sq. ft.	Basement: None	6				
		Beds not in Basement:3	7				
			8				

Listing Broker(s): **RE/MAX Treeland Realty**

Immaculate Langley City Rancher on huge, 12,420 sqft lot! Quiet street, mature trees, Sewer & City water, close to Newlands golf course, schools, & transit. 3 bedrooms, 3 baths (1 full, 2 half) including two-piece ensuite. Clean, well-maintained home reflects owner's pride and care. No work to do - the many updates include vinyl windows, doors, hardware, flooring, counters, splash, baths, lights & Decora lighting, baseboards, appliances etc! Two fireplaces, one gas, one wood burning, & pool-table size rec room. Large Laundry room features sink, cabinets, access to carport, & room for freezer. Overheight double carport easy convert to garage. Backyard shed.

LISTING features

RE/MAX
Treeland Realty
 101 - 6337 - 198th Street
 Langley, B.C. V2Y 2E3



20845 45A Avenue, Langley



Tammy
 evans
 PREC

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Remax Hall of Fame

The enclosed information while deemed to be correct, is not guaranteed.
 This communication is not intended to solicit properties already listed for sale.



Size	1,556 sf
Bedrooms	3
Bathrooms	3
Lot	12,420 sf
Tax	\$3719.69/2015

COMPLIMENTS OF
Tammy Evans
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 tammy@tammyevans.com
 www.TammyEvans.com



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