20845 45A AVENUE R2071376

Langley Langley City

Depth / Size (ft.): **135**

Rear Yard Exp: North

If new, GST/HST inc?:

Flood Plain:

Approval Req?:

Lot Area (sq.ft.): 12,420.00

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

\$3,719.69

Board: F House/Single Family



V3A 3G4 Sold Date:

Frontage (feet): Bedrooms: Bathrooms: Full Baths: Half Baths:

Total Parking: 4 Covered Parking: 2 Parking Access: Front

Parking: Carport; Multiple, Open, RV Parking Avail.

Original Price: \$769,000 Approx. Year Built: 1971 Age: Zoning: RS-1

Gross Taxes:

Dist. to School Bus:

For Tax Year: 2015 Tax Inc. Utilities?: No P.I.D.: 008-460-647 Tour: Virtual Tour URL

√iew: Complex / Subdiv: UPLANDS

Services Connected: Natural Gas, Sanitary Sewer, Storm Sewer

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Dist. to Public Transit:

Property Disc.: Yes

PAD Rental:

Construction: Frame - Wood

Aluminum, Brick Exterior: Foundation: **Concrete Perimeter** Rain Screen:

Renovations: Partly # of Fireplaces: 2 Fireplace Fuel: Gas - Natural, Wood

Water Supply: City/Municipal Fuel/Heating: Fenced Yard, Patio(s) Outdoor Area:

Reno. Year: R.I. Plumbing: R.I. Fireplaces:

Forced Air, Natural Gas

Fixtures Leased: No: Fixtures Rmvd: Yes: gas range Floor Finish: Laminate, Vinyl/Linoleum, Wall/Wall/Mixed **Asphalt**

Type of Roof: LOT 111; PLAN NWP37721; SECTION 36; TOWNSHIP 7; LD 36 Legal:

Amenities:

Site Influences: Golf Course Nearby, Private Yard, Recreation Nearby Features:

Dishwasher, Drapes/Window Coverings, Freezer, Refrigerator, Storage Shed, Windows - Thermo

Floor	Туре	Dimensions	Floor	Type	Dimensions	Floor	Туре	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			

,	2	c			x				
Finished Floor (Main):	1,556	# of Rooms	s: 9		<u>Bath</u>	<u>Floor</u>	# of Pieces	Ensuite?	<u>Outbuildings</u>
Finished Floor (Above):	0	# of Kitcher	ns: 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:
1		Beds in Bas	ement: 0	Beds not in Basement:3	5				Door Height:
Unfinished Floor:	0	Basement:	None		6				
Grand Total:	1,556 sq. ft.				7				
•		l .							

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 dothe 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.

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











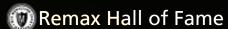




604.307.4242

20845 45A Avenue, Langley





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		COMPLIMENTS OF
ce	1,556 sf	Tammy Evans
drooms	3	RE/MAX Treeland Realty
throoms	3	604 307 4343
t	12,420 sf	604.307.4242

\$3719.69/2015

604.307.4242 Toll Free 1.888.707.3577 tammy@tammyevans.com www.TammyEvans.com

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