R2091071

20366 37A AVENUE

Residential Detached

Board: F House/Single Family

Langley Brookswood Langley V3A 2T1



77.00 Sold Date: Frontage (feet):

Depth / Size (ft.): 156 Bedrooms: Approx. Year Built: 1972 Lot Area (sq.ft.): **12,012.00** Bathrooms:

Flood Plain: Full Baths: R-1E Zoning: Rear Yard Exp: South Half Baths: Gross Taxes: \$4,155.12 2015 Approval Req?: For Tax Year:

> Tax Inc. Utilities?: No P.I.D.: **001-654-454**

Tour:

Dist. to School Bus: 3 BLKS

f new, GST/HST inc?:

Complex / Subdiv: BROOKSWOOD

Services Connected: Septic

Style of Home: Rancher/Bungalow Construction: Frame - Wood

Exterior: Vinyl

Foundation: Concrete Perimeter Rain Screen:

Addition, Substantially R... Renovations:

of Fireplaces: 0

Fireplace Fuel:

Water Supply: City/Municipal

Outdoor Area:

Fuel/Heating: Electric

Fenced Yard, Patio(s) Asphalt Type of Roof:

Fixtures Rmvd: Yes: CANDLE SCONCE MASTER BEDROOM Laminate, Tile, Wall/Wall/Mixed

Total Parking: **5** Covered Parking: **2** Parking Access: **Front, Side** Parking: DetachedGrge/Carport, Garage; Double, RV Parking Avail.

Dist. to Public Transit: 3 BLKS

Property Disc.: Yes

Fixtures Leased: No:

PAD Rental:

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

PL NWP41517; LT 185; LD 36: SEC.26; TWP 7 PART NW 1/4 Legal:

Amenities:

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

ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Windows - Thermo

Reno. Year:

R.I. Fireplaces: 1

R.I. Plumbing:

Floor	Туре	Dimensions	Floor	Type	Dimensions	Floor	Туре	Dimensions
Main	Living Room	15'3 x 14'	Main	Walk-In Closet	6' x 4'			X
Main	Kitchen	14'3 x 9'	Main	Foyer	8'7 x 4'3			X
Main	Recreation Ro	19'6 x 12'	Main	Foyer	11'7 x 5'4			X
Main	Master Bedroom	14'3 x 12'			X			X
Main	Bedroom	12' x 11'4			X			X
Main	Bedroom	14' x 10'			X			X
Main	Walk-In Closet	7'4 x 6'6			X			X
Main	Bedroom	11'7 x 10'2			X			x
Main	Laundry	8' x 4'			X			
Main	Family Room	18'8 x 11'			x			
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Finished Floor (Main):	2,168	# of Rooms:13		Bath	Floor	# of Pieces	Ensuite?	Outbuilding	<u>s</u>
Finished Floor (Above):	0	# of Kitchens: 1		1	Main	4	No	Barn:	
Finished Floor (Below):	0	# of Levels: 1		2	Main	4	Yes	Workshop/Shed:	
Finished Floor (Basement):	0_	Suite: None		3	Main	2	No	Pool:	
Finished Floor (Total):	2,168 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz: 20	0' x 28
		Beds in Basement: 0	Beds not in Basement:4	5				Door Height:	
Unfinished Floor:	0	Basement: None		6					
Grand Total:	2,168 sq. ft.			7					
								1	

Listing Broker(s): RE/MAX Treeland Realty

RARE BROOKSWOOD RANCHER ON 12012 SQFT SOUTH-EXP. LOT! Original house (1973) had 943 sqft addition in 2006! 4 bedroom, 3 bath home in QUIET neighborhood, close to school, arena, park. Updates inc kitchen (2013), vinyl siding & windows (2008), roof, lighting, appliances, BI stereo speakers, skylights, insulation, paint, fencing etc. Master bedroom boasts full ensuite & walk-in closet. All bedrooms are a generous size. Entertainment-size patio opens onto big lawn area- room for kids, pets, garden. Copper wiring (exc. main bath), copper & pex plumbing. Sideyard access to back of property & over-size (560sqft) double garage! RV parking (or bring the Yacht!) + room in driveway & at street.

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







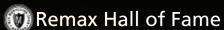




604.307.4242

20366 37A Avenue, Langley





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3	
12,012 sf	6
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COMPLIMENTS OF

Tammy Evans

RE/MAX Treeland Realty

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