For Approval R2104535

**3110 207A STREET** 

Residential Detached

Board: F House/Single Family

Langley **Brookswood Langley** V2Z 2C5

Approval Req?: If new, GST/HST inc?:

187.00 Sold Date: Frontage (feet):

Total Parking: **6** Covered Parking: **2** 

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Parking: Garage; Double, Open, RV Parking Avail.

Laminate, Tile, Wall/Wall/Mixed

Depth / Size (ft.): 358.00 Approx. Year Built: 1973 Bedrooms: Lot Area (sq.ft.): **67,082.40** Bathrooms: SR-2 Flood Plain: Full Baths: Zoning: Rear Yard Exp: **East** Half Baths: Gross Taxes: \$4,742.93

> For Tax Year: 2015 Tax Inc. Utilities?: No P.I.D.: 008-544-158

Tour:

Parking Access: Front

Dist. to School Bus: 7 BLKS

Complex / Subdiv: BROOKSWOOD Services Connected: Septic, Water

Dist. to Public Transit:

Property Disc.: Yes

Fixtures Leased: No:

Fixtures Rmvd: No:

PAD Rental:

Floor Finish:

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Exterior: Brick, Wood

**Concrete Perimeter** Foundation:

Rain Screen: Renovations: Addition

# of Fireplaces: 2

Fireplace Fuel: **Wood** 

City/Municipal Water Supply: Forced Air, Natural Gas Fuel/Heating:

Outdoor Area: Fenced Yard, Patio(s) & Deck(s)

Wood

Type of Roof: PL NWP38763; LT 17; LD 36; SEC 23; TWP 7 Legal:

Amenities:

Site Influences: Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby

R.I. Plumbing: Yes

R.I. Fireplaces:

ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed, Vaulted Ceiling

Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<b>Dimensions</b>	Floor	<u>Type</u>	<u>Dimensions</u>
Main	Living Room	19' x 17'	Bsmt	Laundry	11' x 8'			X
Main	Dining Room	11'4 x 10'	Bsmt	Walk-In Closet	8' x 6'			X
Main	Kitchen	15' x 13'7	Main	Other	9' x 8'			X
Main	Master Bedroom	13'5 x 12'7	Main	Walk-In Closet	5'6 x 4'8			x
Main	Bedroom	13'2 x 10'	Bsmt	Den	11'3 x 10'6			X
Main	Bedroom	13'2 x 11'3			x			X
Bsmt	Bedroom	13' x 9'4			X			X
Bsmt	Bedroom	10'8 x 10'2			X			X
Bsmt	Storage	10' x 6'3			X			
Bsmt	Recreation Ro	28'9 x 13'3			X			

Bsmt Bsmt Bsmt	Bedroom Storage Recreation Ro	10'8 x 10' x	6'3			x x x				x	
Finished Floor	(Main): <b>1</b>	,585	# of Rooi	ns: <b>15</b>		Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor	(Above):	0	# of Kitch	nens: <b>1</b>		1	Main	3	Yes	Barn:	
Finished Floor	(Below):	0	# of Leve	ls: <b>2</b>		2	Main	4	No	Workshop/Shed:	
Finished Floor	(Basement): 1	,368	Suite: No	ne		3	Bsmt	3	No	Pool:	
Finished Floor	(Total): 2	,953 sq. ft.	Crawl/Bsr	nt. Height:		4					1 x 20
	` ,		Beds in B	asement: 2	Beds not in Basement:3	5				Door Height:	_ ^
Unfinished Floo	or:	0	Basemen	: Full, Fully F	inished	6				Door Height	
Grand Total:	2	,953 sq. ft.		•		7					
						8					

Listing Broker(s): RE/MAX Treeland Realty

BROOKSWOOD 1.54 ACRE LOT, zoned SR-2, future development potential. Almost 3000 sq. ft. RANCHER WITH BASEMENT, 5 bedroom (could be 6) 3 full bath home on QUIET culdesac. West Coast Contemporary-style living room boasts Over-size windows & Vaulted ceiling for impressive effect at first view! Open kitchen/eating area designed for big families or entertaining with huge Island/eating bar, gas range, newer tile floor & lots of solid oak cabinets. Other features of this home include 2 wood-burning fireplaces, new garage door on double garage, septic field replaced 1999, RV Parking plus+, dog kennel, & fenced yard w/many fruit trees. Kids will love the treehouse, room to run, & can bike to school or park in minutes. 'Country in the City- Peaceful!

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







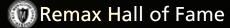




## 3110 207A Street, Langley



604.307.4242 Toll Free 1.888.707.3577 www.TammyEvans.com



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		CO
Bedrooms	5	Ta
Bathrooms	3	RE/
Size	3,078 sf	I (L)
Lot	1.54 AC	604
Tax	\$4,742.93	Tol
		tar

COMPLIMENTS OF

Tammy Evans

RE/MAX Treeland Realty

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

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