R2194534 Residential Detached 20962 48 AVENUE House/Single Family Langley

Langley City V3A 3M1

Depth/Size (ft.): 83 Frontage (ft.): 98.40 Approx. Yr Built: 2017 Lot Area (sq.ft.): 8,061.00 Bedrooms: Age: Bathrooms: Zoning: RS-1 Rear Yard Exp: South \$1,000.00 Full Baths: Gross Taxes:

> Garage; Double Dist to School Bus:

Freehold NonStrata

P.I.D.: 029-759-927

For Tax Year:

4 Covered Parking: 2 Parking Access: Front

Hardwood,Laminate,Wall/Wall/Mixed

2016

Complex / Subdiv: NEWLANDS

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Total Parking:

Dist. to Transit:

Title to Land:

PAD Rental:

Property Disc.:

Fixtures Rmvd:

Floor Finish:

Fixtures Leased: No

Parking:

Half Baths:

Style of Home: 2 Storey w/Bsmt., Basement Entry

Construction: Frame - Wood Exterior: Hardi Plank, Stone Foundation: **Concrete Perimeter**

Rain Screen: Renovations: # of Fireplaces:

Fireplace Fuel: Gas - Natural

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

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof:

PL EPP58408; LOT 2; LD 36; SEC. 36; TWP 7 Legal:

Amenities: In Suite Laundry

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

 $ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window\ Coverings, Garage\ Door\ Opener, Microwave, Security\ -\ RI, Vacuum\ Blt.\ In$ Features:

Floor	Type	Dimensions	Floor	Type	<u>Dimensions</u>	Floor	Type	<u>Dimensions</u>
Main	Great Room	22'8 x 19'8	Above	Walk-In Closet	10' x 6'3			x
Main	Kitchen	15'4 x 14'	Above	Laundry	6'7 x 3'4			x
Main	Pantry	6' x 5'	Bsmt	Living Room	12'5 x 12'2			x
Main	Eating Area	12'2 x 10'	Bsmt	Kitchen	7'4 x 12'2			x
Main	Dining Room	12' x 11'9	Bsmt	Bedroom	13'2 x 11'8			X
Main	Master Bedroom	14'6 x 12'5	Bsmt	Media Room	19'6 x 11'4			x
Above	Master Bedroom	17' x 14'	Bsmt	Foyer	14' x 7'			x
Above	Master Bedroom	14'3 x 11'			x			x
Above	Bedroom	14' x 13'2			x			
Above	Bedroom	13' x 10'			x			

Finished Floor (Main):	1,504	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,230	# of Kitchens:	2	1	Main	3	Yes
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	No
Finished Floor (Basement):	1,134	Suite:	Legal Suite	3	Above	4	Yes
Finished Floor (Total):	3,868 sq. ft.	Crawl/Bsmt. Height:		4	Main	2	No
		Beds in Bsmt.:	1 Beds not in Bsmt.: 5	5	Bsmt	4	No
Unfinished Floor:	0	Basement:	Full, Fully Finished, Separate	6	Above	6	Yes
Grand Total:	3,868 sq. ft.	Dasement.	Entry	7			
				8			

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

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















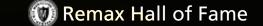


20962 48 Avenue, Langley



604.307.4242 www.TammyEvans.com





20962 48 Avenue, Langley



















Bedrooms	6
Bathrooms	6
Size	3,868 sf
Lot	8,061 sf
Style	2 Storey w/Bsmt.

COMPLIMENTS OF

Tammy Evans

RE/MAX Treeland Realty

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

Executive new home across from Newland's Golf Course- walk over to the first tee! Amazing 6 bedrm, 6 bath, great room style w/legal suite features double entry doors to spacious foyer, overheight ceilings, master bdrm w/full ensuite on main plus 2 master bedrms up, engineered hardwood, built-in vacuum, in-ground sprinklers,ri projector in bsmt media rm, dbl-sided fireplace, glass rails, bi cabinetry & organizers. Gourmet kitchen boasts pantry, quartz counters & eating bar, spice kitchen, gas range. 1 Bedrm above -ground suite is bright w/quartz counters & sep. Laundry. Large, fenced south-exp. Yard sides on tiny creek & mature trees for privacy. Close to parks, schools, shops, transit. 10 Yr warranty.