

**R2194534** **20962 48 AVENUE** Residential Detached  
 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: **6** Age: **0**  
 Flood Plain: Bathrooms: **6** Zoning: **RS-1**  
 Rear Yard Exp: **South** Full Baths: **5** Gross Taxes: **\$1,000.00**  
 Half Baths: **1** For Tax Year: **2016**  
 P.I.D.: **029-759-927**

View:  
 Complex / Subdiv: **NEWLANDS**  
 Services Connected: **Electricity,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **2 Storey w/Bsmt.,Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Hardi Plank,Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air,Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood,Laminate,Wall/Wall/Mixed**

Legal: **PL EPP58408; LOT 2; LD 36; SEC. 36; TWP 7**  
 Amenities: **In Suite Laundry**  
 Site Influences: **Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - RI,Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
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
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
Unfinished Floor:	0	Beds in Bsmt.:	1 Beds not in Bsmt.: 5	5	Bsmt	4	No
Grand Total:	3,868 sq. ft.	Basement:	Full, Fully Finished, Separate Entry	6	Above	6	Yes
				7			
				8			

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

# LISTING features

**RE/MAX**  
**Treland Realty**  
 101 - 6337 - 198<sup>th</sup> Street  
 Langley, B.C. V2Y 2E3



20962 48 Avenue, Langley



**604.307.4242**  
[www.TammyEvans.com](http://www.TammyEvans.com)

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



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

COMPLIMENTS OF  
**Tammy Evans**  
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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.