

**R2268345** **19956 44B AVENUE** Residential Detached  
 House/Single Family Langley  
 Brookwood Langley  
 V3A 5L3



Depth/Size (ft.): **95.5** Frontage (ft.): **117.00** Approx. Yr Built: **1961**  
 Lot Area (sq.ft.): **11,278.00** Bedrooms: **3** Age: **57**  
 Flood Plain: Bathrooms: **2** Zoning: **R-1E**  
 Rear Yard Exp: **South** Full Baths: **2** Gross Taxes: **\$3,984.66**  
 Half Baths: **0** For Tax Year: **2017**  
 P.I.D.: **002-868-547**  
 View: **No**  
 Complex / Subdiv: **BROOKSWOOD**  
 Services Connected: **Electricity,Natural Gas,Septic**

Style of Home: **Rancher/Bungalow** Total Parking: **7** Covered Parking: **1** Parking Access: **Front,Side**  
 Construction: **Frame - Wood** Parking: **Garage; Double,Open,RV Parking Avail.**  
 Exterior: **Vinyl** Dist. to Transit: Dist to School Bus: **WALK**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: Property Disc.: **Yes**  
 Renovations: **Completely** PAD Rental:  
 # of Fireplaces: **2** Fixtures Leased: **No**  
 Fireplace Fuel: **Electric,Wood** Fixtures Rmvd: **No**  
 Water Supply: **City/Municipal** Floor Finish: **Laminate**  
 Fuel/Heating: **Forced Air,Natural Gas**  
 Outdoor Area: **Fenced Yard,Sundeck(s)**  
 Type of Roof: **Fibreglass**

Legal: **PLAN NWP70751; LOT 1; LD 36; SECTION 34; TOWNSHIP 7**  
 Amenities:  
 Site Influences: **Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwav e,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 17'5		x	x			
Main	Kitchen	12'6 x 12'2		x	x			
Main	Dining Room	17'5 x 12'10		x	x			
Main	Foyer	8'0 x 6'7		x	x			
Main	Master Bedroom	16'5 x 11'7		x	x			
Main	Bedroom	9'8 x 7'5		x	x			
Main	Bedroom	9'6 x 7'5		x	x			
Main	Laundry	11'10 x 7'5		x	x			
Main	Walk-In Closet	7'8 x 4'6		x	x			

Finished Floor (Main):	<b>1,640</b>	# of Rooms:	<b>9</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	Main	<b>5</b>	<b>Yes</b>
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	Main	<b>3</b>	<b>No</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3			
Finished Floor (Total):	<b>1,640 sq. ft.</b>	Crawl/Bsmt. Height:		4			
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>0</b>	5			
Grand Total:	<b>1,640 sq. ft.</b>	Beds not in Bsmt.:	<b>3</b>	6			
		Basement:	<b>None</b>	7			
				8			

Listing Broker(s): **RE/MAX Treeland Realty**  
**BROOKSWOOD - over 1/4 acre (11,278 sq.ft.) on quiet, no-through street. Tons of parking! Park your yacht, RV, or collector cars- Double Garage PLUS circular driveway with RV spot. Complete reno 2018 inc. roof, furnace, windows, garage doors, flooring, HT WTR tank. Open entry to bright country kitchen, featuring huge center island, gas range, quartz counters, BI microwave. Kitchen window overlooks trees & entertainment-size deck. Master bedroom boasts room for king size bed, full en-suite double sinks, shower & soaker tub, electric FP, Walk-in closet, & double French doors to deck & yard. Spacious living room with wood-burning fireplace. Fenced back yard, some trees for character & privacy, and lots of potential for gardens.**

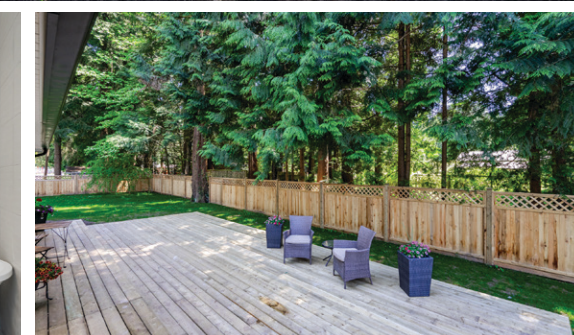
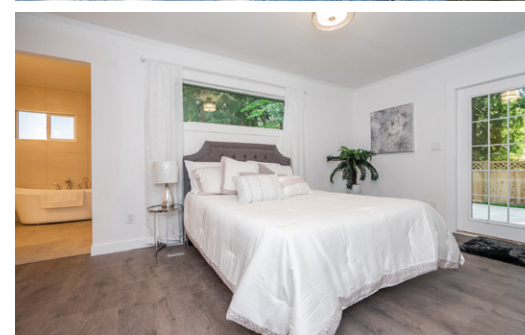
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**RE/MAX**  
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LISTING  
**features**



**19956 44B Avenue, Langley**



**Tammy**  
 evans  
 PREC

**604.307.4242**  
 www.TammyEvans.com

**Remax Hall of Fame**



Bedrooms	3
Bathrooms	2
Size	1,640 sf
Lot	11,278 sf
Style	Rancher/Bungalow

COMPLIMENTS OF  
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