R2287070 20578 48B AVENUE Residential Detached House/Single Family Langley Langley City V3A 3P9



Depth/Size (ft.): 65 Frontage (ft.): 100.00 Approx. Yr Built: 1973 Lot Area (sq.ft.): 6,500.00 Bedrooms: 5 Age: Flood Plain: Bathrooms: 2 Zoning: RS-1 Rear Yard Exp: South \$3,920.17 Full Baths: Gross Taxes:

3 Covered Parking:

Freehold NonStrata

Laminate, Mixed

Open,RV Parking Avail.

2 blocks Dist to School Bus: walk

For Tax Year: 2017 P.I.D.: 006-210-295

Parking Access: Front

Half Baths: 0

Complex / Subdiv:

Services Connected: Natural Gas, Sanitary Sewer, Storm Sewer

Total Parking:

Dist. to Transit:

Title to Land:

Property Disc .: PAD Rental:

Floor Finish:

Fixtures Leased: Fixtures Rmvd:

Parking:

Style of Home: **Basement Entry** Construction: Frame - Wood

Exterior: Wood

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: Partly

of Fireplaces: Fireplace Fuel:

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

Outdoor Area: Fenced Yard, Sundeck(s)

Fibreglass Type of Roof:

PL 41514; LOT 30; DL 304; LD36. GROUP 2. Legal:

Amenities:

Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features:	ClthWsh/I	Dryr/Frdg/Stv e	/DW,	Drapes/V	Vindow Co	verings,	Microwave				
Floor	Type	Dimensions		Floor	Type		Dimensions	Floor	Type	<u>Dim</u>	ensions
Main	Living Room	15' x 12'	•	Main	Walk-In C	loset	5'8 x 3'				x
Main	Dining Room	9'6 x 8'6	i	Main	Foyer		6'4 x 5'				x
Main	Kitchen	11' x 9'					x				х
Main	Master Bedroom	12' x 11'4	4				x				х
Main	Bedroom	10'3 x 9	•				x				x
Main	Bedroom	10'3 x 8'8	В				x				x
Bsmt	Bedroom	11' x 9'4					x				x
Bsmt	Den	11' x 7'6	i				x				X
Bsmt	Laundry	11' x 5'					x				
Bsmt	Bedroom	11'10 x 1	1'				х				
Finished	Floor (Main):	1,000	# of	Rooms:		12		<u>Bath</u>	Floor	# of Pieces	Ensuite?
Finished	Floor (Above):	0	# of	Kitchens	:	1		1	Main	5	No
Finished	Floor (Below):	0	# of	Levels:		2		2	Bsmt	3	No
Finished Floor (Basement):		734	Suite:			None		3			
Finished Floor (Total):		1,734 sq. ft.	Crawl/Bsmt. Height:				4				
				sin Bsmt.	.:	2 Be	ds not in Bsmt.: 3	5			
Unfinished Floor:			Basement:			Full		6			
Grand Total:		2,000 sq. ft.						7			
								8			

Listing Broker(s): RE/MAX Treeland Realty

Great family home on corner lot at culdesac entry- Kids walk to Blacklock elem or Stafford Middle schools. New hot water tank, updated kitchen w/New fridge, stove, & carpets in bedrooms, 5 yr old roof. Double French doors open to wrap-around south-exp. sundeck off dining room. Main bath renovated w/double sinks, newer cabinets & counters. Rec rm down was divided to 2 extra bedrooms- easy to change back. Potential for student area down/w sep entry & full bath. Big, fenced Side-yard w/Hedges for privacy & kiwi tree- super for kids & pets! 25'x12' Garage (not in finished sqftg) conv. to workshop w/220/240v power. RV parking + vehicle access to rear yard. Close to golf, transit. Flexible move-in dates.

The enclosed information, while deemed to be correct, is not quaranteed. PREC* indicates 'Personal Real Estate Corporation'.

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



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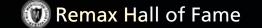


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		COMPLIMENTS OF				
drooms	5	Tammy Evans				
throoms	2	RE/MAX Treeland Realty				
e	2,000 sf					
t	6,500 sf	604.307.4242				
		Toll Free 1.888.707.3577				

Basement Entry

Great family home on corner lot at cul-de-sac entry. Kids can walk to Blacklock Elem. or Stafford Middle Schools. New hot water tank, updated kitchen with new fridge, stove, & carpets in bedrooms, 4 year old roof. Double French doors open to wrap-around south-exp. sundeck off dining room. Main bath renovated with double sinks, newer cabinets & counters. Rec room down was divided to 2 extra bedrooms - easy to change back. Potential for student area down with separate entry & full bath. Big, fenced side-yard with hedges for privacy & kiwi tree - super for kids & pets! 25'x12' Garage (not in finished sq.ft.) converted to workshop with 220/240V power. RV parking and vehicle access to rear yard. Close to golf, transit.