


<b>R2287070</b> House/Single Family		<b>20578 48B AVENUE</b> Langley Langley City V3A 3P9		Residential Detached				
		Depth/Size (ft.): <b>65</b>	Frontage (ft.): <b>100.00</b>	Approx. Yr Built: <b>1973</b>				
		Lot Area (sq.ft.): <b>6,500.00</b>	Bedrooms: <b>5</b>	Age: <b>45</b>				
		Flood Plain:	Bathrooms: <b>2</b>	Zoning: <b>RS-1</b>				
		Rear Yard Exp: <b>South</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,920.17</b>				
			Half Baths: <b>0</b>	For Tax Year: <b>2017</b>				
				P.I.D.: <b>006-210-295</b>				
		View: <b>No</b>						
		Complex / Subdiv:						
		Services Connected: <b>Natural Gas, Sanitary Sewer, Storm Sewer</b>						
Style of Home: <b>Basement Entry</b>		Total Parking: <b>3</b>	Covered Parking:	Parking Access: <b>Front</b>				
Construction: <b>Frame - Wood</b>		Parking: <b>Open, RV Parking Avail.</b>						
Exterior: <b>Wood</b>		Dist. to Transit: <b>2 blocks</b>	Dist to School Bus: <b>walk</b>					
Foundation: <b>Concrete Perimeter</b>		Title to Land: <b>Freehold NonStrata</b>						
Rain Screen:		Property Disc.: <b>Yes</b>						
Renovations: <b>Partly</b>		PAD Rental:						
# of Fireplaces: <b>1</b>		Fixtures Leased: <b>No</b>						
Fireplace Fuel: <b>Wood</b>		Fixtures Rmvd: <b>No</b>						
Water Supply: <b>City/Municipal</b>		Floor Finish: <b>Laminate, Mixed</b>						
Fuel/Heating: <b>Forced Air, Natural Gas</b>								
Outdoor Area: <b>Fenced Yard, Sundeck(s)</b>								
Type of Roof: <b>Fibreglass</b>								
Legal: <b>PL 41514; LOT 30; DL 304; LD36. GROUP 2.</b>								
Amenities:								
Site Influences: <b>Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby</b>								
Features: <b>ClthWsh/Dryr/Frdg/Stv e/DW, Drapes/Window Coverings, Microwave</b>								
<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>	<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>	<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>
Main	Living Room	15' x 12'	Main	Walk-In Closet	5'8 x 3'			x
Main	Dining Room	9'6 x 8'6	Main	Foyer	6'4 x 5'			x
Main	Kitchen	11' x 9'						x
Main	Master Bedroom	12' x 11'4						x
Main	Bedroom	10'3 x 9'						x
Main	Bedroom	10'3 x 8'8						x
Bsmt	Bedroom	11' x 9'4						x
Bsmt	Den	11' x 7'6						x
Bsmt	Laundry	11' x 5'						x
Bsmt	Bedroom	11'10 x 11'						x
Finished Floor (Main):	<b>1,000</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	Main	<b>5</b>	<b>No</b>	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	Bsmt	<b>3</b>	<b>No</b>	
Finished Floor (Basement):	<b>734</b>	Suite:	<b>None</b>	3				
Finished Floor (Total):	<b>1,734 sq. ft.</b>	Crawl/Bsmt. Height:		4				
Unfinished Floor:	<b>266</b>	Beds in Bsmt.:	<b>2</b>	5				
Grand Total:	<b>2,000 sq. ft.</b>	Basement:	<b>Full</b>	6				
				7				
				8				
Listing Broker(s): <b>RE/MAX Treeland Realty</b>								
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 guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.

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

# LISTING features




20578 48B Avenue, Langley



**Tammy**  
evans  
PREC

**604.307.4242**  
www.TammyEvans.com

 Remax Hall of Fame





Bedrooms	5
Bathrooms	2
Size	2,000 sf
Lot	6,500 sf
Style	Basement Entry

COMPLIMENTS OF  
**Tammy Evans**  
 RE/MAX Treeland Realty  
 604.307.4242  
 Toll Free 1.888.707.3577  
 tammy@tammyevans.com  
 www.TammyEvans.com



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.