



Presented by:

Don Tebutt

Royal LePage - Wolstencroft
 Phone: 604-649-0235
 www.Tebbutt.com
 realservice@tebbutt.com



Active **R2276161** **26971 25 AVENUE** Residential Detached
 Board: F Langley **\$979,900 (LP)**
 House/Single Family Aldergrove Langley (SP) **M**
 V4W 3W5



Sold Date: Frontage (feet): **82.00** Original Price: **\$979,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
 Depth / Size: **128** Bathrooms: **3** Age: **45**
 Lot Area (sq.ft.): **10,506.00** Full Baths: **3** Zoning: **R-1D**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,302.11**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **025-407-139**
 Tour:

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

Style of Home: **Basement Entry** Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single, RV Parking Avail.**
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Renov. Year: R.I. Plumbing: R.I. Fireplaces:
 Renovations: **Completely** Property Disc.: **Yes**
 # of Fireplaces: **2** PAD Rental:
 Fireplace Fuel: **Natural Gas** Fixtures Leased: **No** :
 Water Supply: **City/Municipal** Fixtures Rmvd: **No** :
 Fuel/Heating: **Forced Air, Natural Gas** Floor Finish: **Laminate, Mixed**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Legal: **PL LMP 53739, LT 2, LD 36, SEC 19, TWP 13, PART SE 1/4**

Amenities: **Workshop Detached**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 10'6	Bsmt	Games Room	13' x 10'10			x
Main	Dining Room	10' x 10'	Bsmt	Other	10' x 9'			x
Main	Living Room	20' x 16'	Bsmt	Laundry	11' x 6'			x
Main	Solarium	22' x 8'	Bsmt	Foyer	6'6 x 6'6			x
Main	Master Bedroom	13' x 10'7			x			x
Main	Bedroom	11'9 x 8'6			x			x
Main	Flex Room	21' x 12'			x			x
Main	Other	6'6 x 6'6			x			x
Bsmt	Recreation Ro...	20' x 15'10			x			
Bsmt	Bedroom	13' x 8'9			x			

Finished Floor (Main):	1,636	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	5	No	Workshop/Shed:
Finished Floor (Basement):	1,150	Suite:	None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,786 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5				Door Height:
Grand Total:	2,786 sq. ft.	Beds not in Basement:	2	6				
		Basement:	Fully Finished	7				
				8				

Listing Broker(s): **Royal LePage - Wolstencroft**

Large Unique Fammily Home on a 1/4 Ac lot in very quite & peaceful neighbourhood. Many updates over time in this home. Lots of Family space in this well developed basement entry with a Spacious Kitchen and Charming Sun Room at back overlooking the manicured, fenced backyard. Basement offers many options with separate entry, large Family Rm & games room plus a 3 piece bathroom. Clean and well maintained means no issues in the future...come and enjoy a personal visit to this 'Good Feel' Home. Open House this Saturday, June 9th, from 2-4pm.