



Presented by:
Don Tebbutt
 Royal LePage Wolstencroft
 Cell: 604.649.0235
 Email: RealService@Tebbutt.com
 Website: HomesInSight.ca



Langley, Murrayville

MLS# F1435364

Residential Detached

5148 219 ST, V3A 8P7

Active



List Price:	\$615,000	Previous Price:	
		Original Price:	\$615,000
Complex/Subdiv: Murrayville			
Frontage:	68.00 ft	Bedrooms:	3
Depth/Size:	102.67	Bathrooms:	2
Lot Area SqFt:	0	Full Baths:	2
Rear Yard Exp:	E	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	R-1D
View:	N		
Serv. Connected: Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer			
PID:	004-874-242	Type:	House/Single Family
Approx Yr Blt:	1988	Age at List Date:	27
Taxes:	\$4,025 (2014)		

Style of Home:	Rancher/Bungalow	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Tile, Wall/Wall/Mixed			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Hot Water, Radiant				
No. of Fireplaces:	1	R/I Fireplaces:	0	Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL NWP72659, LT 14, LD. 36, SEC. 6, TWP 11, PART S/W 1/4
Amenities:	Garden, Wheelchair Access
Site Influences:	Private Yard, Recreation Nearby, Central Location, Golf Course Nearby
Features Incl:	Garage Door Opener, Microwave, Oven-Built In, Range, Refrigerator, Storage Shed, Windows - Thermo, Vacuum R.I., Clothes Washer/Dryer, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	14'6" X 10'			X			X
Main F.	Dining	16' X 10'			X			X
Main F.	Eating Area	9' X 5'			X			X
Main F.	Living Room	16' X 15'			X			X
Main F.	Family Room	13' X 11'			X			X
Main F.	Master Bedroom	13' X 13'6"			X			X
Main F.	Bedroom	13' X 11'			X			X
Main F.	Bedroom	12'6" X 9'			X			X
Main F.	Laundry	7' X 7'			X			
		X			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,727	Total # Rooms:	9
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,727	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,727		7
			8

Listing Broker(s): Royal LePage - Wolstencroft

SPACIOUS & GRACIOUS Rancher in Murrayville. This Charming ONE OWNER home is over 1700 sqft & well away from traffic noise. Warm & Cozy in-floor heating will keep you comfy all year. Clean and Bright with an Island Kitchen open to FamRm and a HUGE Dining Rm that easily seats the entire family! Sunken living room with F/C rock faced Gas Fireplace & Bright Carousel Windows. Sliding door off the Fam Rm leads to an amazing back yard with covered patio, matching garden shed and a tall cedar hedge across the back for privacy. Upgrades include New ROOF, New Gutters, New BOILER & New HTWTR TANK. A GREAT Neighbourhood just steps away from Credo Christian School and only blocks to Langley Memorial Hospital. Open Sun. Mar 22, 2-4pm.