



Presented by:  
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**Active**  
**R2140717**  
 Board: F  
 House/Single Family

## 20179 42A AVENUE

Langley  
 Brookwood Langley  
 V3A 3B5

Residential Detached  
**\$859,900** (LP)   
 (SP)



Sold Date: Frontage (feet): **82.00** Original Price: **\$859,900**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**  
 Depth / Size: **130.6** Bathrooms: **3** Age: **44**  
 Lot Area (sq.ft.): **10,786.00** Full Baths: **2** Zoning: **R-1E**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,995.34**  
 Rear Yard Exp: **North** For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **006-226-230**  
 Tour:  
 View: **No :**  
 Complex / Subdiv: **Brookwood**  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **8** Covered Parking: **3** Parking Access: **Rear**  
 Parking: **DetachedGrge/Carport, Garage; Single, RV Parking Avail.**

Dist. to Public Transit: **2** Dist. to School Bus: **2**  
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, Mixed**

Legal: **LT 191, SW 1/4 SEC 35, TP7, PL 41537, NWD**

Amenities: **Workshop Detached**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Master Bedroom	12'6 x 10'6			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	11' x 8'6			x			x
Bsmt	Recreation Room	16' x 16'			x			x
Bsmt	Den	11' x 9'			x			x
Bsmt	Bedroom	12' x 9'			x			
Bsmt	Utility	10' x 7'			x			
Finished Floor (Main): <b>1,130</b>			# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>			# of Kitchens: <b>1</b>	1	Main	2	Yes	Barn:
Finished Floor (Below): <b>0</b>			# of Levels: <b>2</b>	2	Main	4	No	Workshop/Shed: <b>32 x 25</b>
Finished Floor (Basement): <b>815</b>			Suite: <b>None</b>	3	Bsmt	3	No	Pool:
Finished Floor (Total): <b>1,945 sq. ft.</b>			Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>			Beds in Basement: <b>1</b>	5				Door Height:
Grand Total: <b>1,945 sq. ft.</b>			Basement: <b>Fully Finished</b>	6				
			Beds not in Basement: <b>3</b>	7				
				8				

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

**Car Buffs and Hobbyists...TAKE NOTE! Split entry basement home on GREAT Street in Brookwood with 32'X25' SHOP. This home has all the essential upgrades..Roof-2 yrs, Furnace-5 yrs, Septic-3 yrs, Windows-12 yrs, HtWtr-2 yrs, Wood Flooring-8 yrs...and more! Great use of wood throughout including the Vaulted ceilings in Dnrm & Lvgrm creates a Warm & Cozy comfort for your family. Quiet street and close enough to walk to school, (Belmont) and the Civic Centre. 2 pce Ensuite plus 3 pce Bathroom in the basement. Phone for a personal viewing or join us at our open house Feb 25, 1 - 3 pm and Feb 26 2 - 4 pm.**