



Presented by:
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Active
R2546209
 Board: F
 House/Single Family

3483 197 STREET
 Langley
 Brookwood Langley
 V3A 7C4

Residential Detached
\$1,100,000 (LP)
 (SP)



Sold Date: Frontage (feet): **39.00** Original Price: **\$1,100,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1978**
 Depth / Size: Bathrooms: **3** Age: **43**
 Lot Area (sq.ft.): **10,019.00** Full Baths: **3** Zoning: **R-1E**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,255.77**
 Rear Yard Exp: **Southwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-304-679**
 Tour:
 View: **No :**
 Complex / Subdiv: **Brookwood**
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 155, PLAN NWP54750, PART SE1/4, SECTION 27, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Cul-de-Sac**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 12'11	Above	Master Bedroom	15' x 12'6			x
Main	Dining Room	12'2 x 10'6	Above	Walk-In Closet	9'7 x 4'			x
Main	Family Room	12'10 x 19'11	Above	Bedroom	10'8 x 9'3			x
Main	Foyer	6'4 x 4'7	Above	Bedroom	10'8 x 11'8			x
		x			x			x
Below	Living Room	14' x 23'8			x			x
Below	Office	8'7 x 9'9			x			x
Below	Laundry	13'8 x 5'2			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 667	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 753	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 709	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Below	3	No	Pool:
Finished Floor (Total): 2,129 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
	Beds in Basement: 0	5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None	6			No	
Grand Total: 2,129 sq. ft.	Beds not in Basement: 3	7			No	
		8			No	

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

Fantastic 3 Level Split in quite Brookwood cul-de-sac. This 3 Bedroom, 3 Bathroom home has had many recent updates. NEWLY RENOVATED KITCHEN and BATHROOMS. Wonderful OPEN CONCEPT LAYOUT with a combined, Kitchen / Dining / Family room combo. Extensive use of Vinyl Plank Flooring. All appliances are newer, including a Gas Range. Double Vinyl Windows and lots of Natural light. Hotwater tank is brand new, Roof about 6 years old. HUGE SOUTHERN EXPOSED BACKYARD. Double Side by Side Garage with vehicle access to the backyard. This is truly the complete package!!