



Presented by:

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Active
R2253549
 Board: F
 House/Single Family

27065 35B AVENUE

Langley
 Aldergrove Langley
 V4W 0C3

Residential Detached

\$1,039,900 (LP)

(SP)



Sold Date: Frontage (feet): **343.50** Original Price: **\$1,039,900**
 Meas. Type: **Metres** Bedrooms: **6** Approx. Year Built: **2017**
 Depth / Size: Bathrooms: **4** Age: **1**
 Lot Area (sq.ft.): **6,464.00** Full Baths: **3** Zoning: **R-CL B**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$1.00**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **029-822-874**
 Tour:

View: **No :**
 Complex / Subdiv: **The Meadows**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **LOT 84, SEC 30, TWP 13, NWD PLAN EPP54885**Amenities: **None**Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Dishwasher, Garage Door Opener, Microwave, Pantry, Refrigerator, Security, R.I. Fireplaces, Vinyl Siding, Hardwood Floors**

Updating Showing Time
Listing(s)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'8" x 19'9"	Above	Bedroom	11'10" x 10'8"			x
Main	Dining Room	10' x 14'	Bsmt	Great Room	12'5" x 16'1"			x
Main	Great Room	14' x 19'	Bsmt	Bedroom	10'5" x 5'7"			x
Main	Laundry	9'6" x 6'7"	Bsmt	Bedroom	10'8" x 10'			x
Main	Foyer	4'10" x 9'10"	Bsmt	Kitchen	6'1" x 7'10"			x
Main	Den	7'4" x 13'6"	Bsmt	Nook	6'1" x 6'51"			x
Above	Master Bedroom	11'10" x 14'2"			x			x
Above	Walk-In Closet	8'4" x 6'6"			x			x
Above	Bedroom	10' x 11'0"			x			
Above	Bedroom	10' x 11'			x			
Finished Floor (Main):	1,013	# of Rooms: 16	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,033	# of Kitchens: 2	1	Main	2	No		Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	No		Workshop/Shed:
Finished Floor (Basement):	1,018	Suite:	3	Above	5	Yes		Pool:
Finished Floor (Total):	3,064 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No		Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 4	5					Door Height:
Grand Total:	3,064 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6					
			7					
			8					

Listing Broker(s): **RE/MAX Treeland Realty****RE/MAX Treeland Realty**

Welcome to The Meadows! This BRAND NEW home is designed and built to stand apart. This 3000+ sqft home features 4 large bedrooms and a 2 bedroom legal suite. Beautifully crafted by Noort Homes, the unique interior features a great room with double height ceiling, upgraded gas fireplace, wood mantel and panel detail that stretches up to the ceiling. Call for more information!