



Presented by:
Tyler Schacter - PREC
 RE/MAX Treeland Realty
 Phone: 604-319-0909
<http://www.elevationrealestate.ca/>
tyler@elevationrealestate.ca



Active **20487 TELEGRAPH TRAIL** Residential Detached
R2363300 Langley **\$849,900** (LP)
 Board: F Walnut Grove (SP)



Sold Date: Frontage (feet): **57.00** Original Price: **\$849,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**
 Depth / Size: Bathrooms: **3** Age: **39**
 Lot Area (sq.ft.): **5,145.00** Full Baths: **2** Zoning: **R-1B**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,108.18**
 Rear Yard Exp: **North** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: **Yes** P.I.D.: **005-713-251**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **3 BLKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 73 PLAN NWP58901 PART1 SE SECTION 35 TOWNSHIP 8 LAND DISTRICT 36**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 18'1	Below	Mud Room	12'3 x 10'5			x
Main	Kitchen	8'10 x 10'	Below	Foyer	12'10 x 9'6			x
Main	Dining Room	9'6 x 10'4						x
Main	Eating Area	6'9 x 10'						x
Main	Master Bedroom	13'7 x 11'						x
Main	Bedroom	15' x 8'11						x
Main	Bedroom	9' x 11'						x
Below	Recreation	12'9 x 17'5						x
Below	Games Room	13'4 x 12'8						x
Below	Laundry	10'7 x 7'4						x

Finished Floor (Main): 1,249	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 14' x 19'6 Grg Dr Ht:
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	
Finished Floor (Below): 985	# of Levels: 2	2	Main	4	Yes	
Finished Floor (Basement): 0	Suite: None	3	Below	2	No	
Finished Floor (Total): 2,234 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 2,234 sq. ft.	Basement: Full	6				
	Bed not in Basement: 3	7				

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

Come see this light and bright updated family home on a quiet dead end street in Walnut Grove. This home features 3 bedrooms, 3 bathrooms and laminate floors throughout the main floor. Watch the kids play in the generous back yard from the cozy updated kitchen with built in breakfast nook. The ground level features a huge recroom, spacious tiled entry and a large laundry/mudroom with newer washer & dryer. Includes a south side deck off the master bedroom for soaking up the sun plus a large rear deck overlooking the private yard with mature fruit trees, workshop, playhouse and view of the greenbelt ravine. A short stroll to walking trails, Thunderbird Village & Walnut Gate shopping centres, Colossus theatre, and schools.