



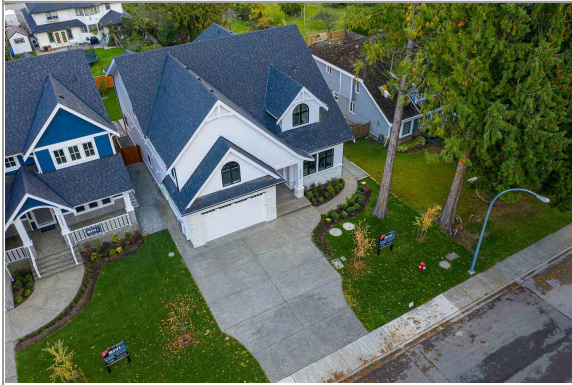
Presented by:
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Active
R2411224
 Board: F
 House/Single Family

20359 94A AVENUE
 Langley
 Walnut Grove
 V1M 1G2

Residential Detached
\$1,798,800 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **140**
 Lot Area (sq.ft.): **8,247.00**
 Flood Plain:
 Rear Yard Exp: **North**
 Council Apprv?:
 If new, GST/HST inc?: **No**

Frontage (feet): **60.00**
 Bedrooms: **6**
 Bathrooms: **5**
 Full Baths: **4**
 Half Baths: **1**

Original Price: **\$1,798,800**
 Approx. Year Built: **2019**
 Age: **0**
 Zoning: **R-1D**
 Gross Taxes: **\$3,255.23**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **030-369-631**
 Tour:

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **6** 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT E SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP74472**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Garage Door Opener, Microwave, Oven - Built In, Refrigerator, Smoke Alarm, Stove, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18' x 22'	Main	Bedroom	11'6 x 11'			x
Main	Dining Room	11'6 x 12'	Above	Master Bedroom	15' x 16'3			x
Main	Kitchen	11'6 x 15'	Above	Bedroom	11' x 12'6			x
Main	Wok Kitchen	7'10 x 8'9	Above	Bedroom	12' x 11'6			x
Main	Mud Room	9'9 x 7'	Above	Bedroom	11'5 x 13'6			x
Main	Foyer	9'1 x 13'7	Above	Laundry	9'6 x 8'			x
Main	Den	15' x 12'	Above	Media Room	20' x 19'6			x
Main	Living Room	15' x 12'6	Above	Walk-In Closet	5'3 x 9'6			x
Main	Kitchen	15' x 9'			x			x
Main	Bedroom	11'6 x 9'6			x			x

Finished Floor (Main):	2,330	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,042	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,372 sq. ft.	Crawl/Bsmt. Height:		4	Above	5	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	4,372 sq. ft.	Basement:	Crawl	6				
				7				
				8				

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

New home by Sivia Construction in the heart of Walnut Grove. Open concept plan features soaring 20' tray ceiling in great room w/ floor to ceiling linear gas fireplace & eclipse accordion doors that open to large outdoor living space w/ gas fireplace. The chef's dream kitchen includes professional series Fisher & Paykel appliances, plus a spice kitchen or huge walk in pantry. The main floor includes a den and large mudroom plus a legal 2 bedroom side-suite (fully above ground). Upstairs you'll find the master bedroom including m luxurious ensuite with free standing tub & spacious frameless glass shower enclosure w/ rain shower, wand & body jets. Also upstairs is the huge media room with wet bar plus 3 more spacious bedrooms, all with ensuites.