



Presented by:

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**Active**  
**R2326208**

Board: F  
 House/Single Family

## 8729 222A STREET

Langley  
 Fort Langley  
 V1M 3S8

Residential Detached

**\$1,799,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,799,900**  
 Meas. Type: \_\_\_\_\_ Bedrooms: **4** Approx. Year Built: **1989**  
 Depth / Size: \_\_\_\_\_ Bathrooms: **4** Age: **29**  
 Lot Area (sq.ft.): **28,758.00** Full Baths: **3** Zoning: **RU-1**  
 Flood Plain: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$8,740.82**  
 Rear Yard Exp: \_\_\_\_\_ Council Apprv?: \_\_\_\_\_ For Tax Year: **2017**  
 Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **009-000-658**  
 Tour: \_\_\_\_\_  
 View: **Yes: Greenery/Forest**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Other**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

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

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Double, Open**

Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: \_\_\_\_\_

Legal: **LOT 62 PLAN NWP28500 DISTRICT LOT 238 LAND DISTRICT 2 LAND DISTRICT 36**

Amenities: **In Suite Laundry, Storage, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'6	Above	Loft	14'3 x 7'8			x
Main	Dining Room	13' x 12'	Above	Walk-In Closet	15'4 x 6'6			x
Main	Kitchen	12'6 x 13'2	Bsmt	Wine Room	4'5 x 6'			x
Main	Eating Area	12' x 11'7	Bsmt	Mud Room	13'7 x 8'			x
Main	Family Room	15'6 x 17'9	Bsmt	Nook	13'5 x 6'3			x
Main	Foyer	9' x 10'4	Bsmt	Bedroom	14'4 x 15'6			x
Main	Bedroom	14'6 x 10'5	Bsmt	Games Room	26' x 12'9			x
Main	Bedroom	16'6 x 9'8	Bsmt	Recreation	25' x 14'6			x
Main	Laundry	5'8 x 7'4						
Above	Master Bedroom	14'4 x 15'7						

Finished Floor (Main): **1,940**  
 Finished Floor (Above): **820**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,450**  
 Finished Floor (Total): **4,210 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **4,210 sq. ft.**

# of Rooms: **18**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite: **None**  
 Crawl/Bsmt. Height: \_\_\_\_\_  
 Beds in Basement: **1** Beds not in Basement: **3**  
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	No
3	Above	5	Yes
4	Below	3	No
5			
6			
7			
8			

Outbuildings  
 Barn: \_\_\_\_\_  
 Workshop/Shed: \_\_\_\_\_  
 Pool: \_\_\_\_\_  
 Garage Sz: \_\_\_\_\_  
 Door Height: \_\_\_\_\_

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

**RE/MAX Treeland Realty**

**High-end luxury embodied in this wonderful 4 Bedroom + 4 Bathroom home. Main floor features living spaces with high vaulted ceilings and ample windows. Laundry room conveniently located on the main floor, along with 2 generously sized bedrooms, a double vanity 5-piece bathroom and a powder room. Upstairs is a private master suite equipped with a spacious walk in closet, a double-vanity en suite with a separate tub/shower. Basement features a games room with a pool table included, potential gym space, and another large bedroom. Outside there is parking for 10+ vehicles. Beautifully upgraded balcony, hot tub in the back yard, stunning landscaping and new sprinkler system. High efficiency furnace and upgraded filtration for better IAQ**