



Presented by:  
**Tyler Schacter - PREC**

RE/MAX Treeland Realty  
Phone: 604-533-3491  
www.elevationrealestate.ca  
tyler@elevationrealestate.ca



**Active**  
**R2306625**  
Board: F  
House/Single Family

**1 20367 98 AVENUE**  
Langley  
Walnut Grove  
V1M 3E2

Residential Detached  
**\$1,329,900** (LP)   
(SP)



Sold Date: Frontage (feet): **65.94** Original Price: **\$1,329,900**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2017**  
Depth / Size: Bathrooms: **6** Age: **1**  
Lot Area (sq.ft.): **6,798.00** Full Baths: **4** Zoning: **RU 1**  
Flood Plain: Half Baths: **2** Gross Taxes: **\$5,878.34**  
Rear Yard Exp: **South** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: **No** P.I.D.: **030-182-590**  
Tour: **Virtual Tour URL**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LT 2, BLK 14, DL 124, NWD, PL EPS4213**

Amenities: **Air Cond./Central, Garden, Guest Suite**

Site Influences: **Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 19'	Above	Bedroom	13'10 x 11'4			x
Main	Dining Room	12'4 x 20'	Above	Laundry	6'4 x 3'4			x
Main	Kitchen	20'10 x 13'10	Bsmt	Living Room	15'6 x 9'			x
Main	Den	10'2 x 12'	Bsmt	Kitchen	15'6 x 7'6			x
Main	Mud Room	6' x 12'	Bsmt	Dining Room	15'6 x 7'6			x
Main	Pantry	6' x 8'	Bsmt	Bedroom	11'4 x 13'			x
Above	Master Bedroom	20' x 14'4	Bsmt	Bedroom	11'8 x 18'			x
Above	Walk-In Closet	7'2 x 10'4	Bsmt	Media Room	16' x 19'4			x
Above	Bedroom	14' x 13'						x
Above	Bedroom	13' x 12'						x

Finished Floor (Main):	<b>1,416</b>	# of Rooms: <b>18</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,429</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Above	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,489</b>	Suite: <b>Legal Suite</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,334 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>4</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5	Bsmt	<b>2</b>	<b>No</b>	Door Height:
Grand Total:	<b>4,334 sq. ft.</b>	Beds not in Basement: <b>4</b>	6	Bsmt	<b>4</b>	<b>No</b>	
		Basement: <b>Full, Fully Finished</b>	7				
			8				

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

**RE/MAX Treeland Realty**

**Exquisite design and modern comfort are uniquely embodied in every brand new Alexander Lane home. Intelligently appointed, gourmet kitchens feature broad walk-in pantries and quartz counter tops beneath luxurious high ceilings on main and upper. Posh outdoor fireplace allow for year round entertaining while media rooms are ideal for nights in. Each lofty second floor bedroom is pampered by custom closets and individual or shared, full en-suites - offering privacy for all family members. Lower level presents equally dazzling 2BR legal suites. Quality craftsmanship and superior finishes inside and out complete these stunning contemporary family homes.**