

2-20343 98 AVENUE

ALEXANDER LANE

LIVING AREA: 4,324 SQFT | BEDROOM: 6 | BATHROOM: 6



Exquisite design and modern comfort are uniquely embodied in every brand new Alexander Lane home. Intelligently appointed, gourmet kitchens feature broad walk-in pantries, stainless steel appliances and quartz counter tops beneath luxurious high ceilings on main and upper. Posh outdoor fireplace allow for year round entertaining while media rooms equipped with built-in speakers 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 suite. Quality craftsmanship and superior finishes inside and out complete these stunning contemporary family homes.



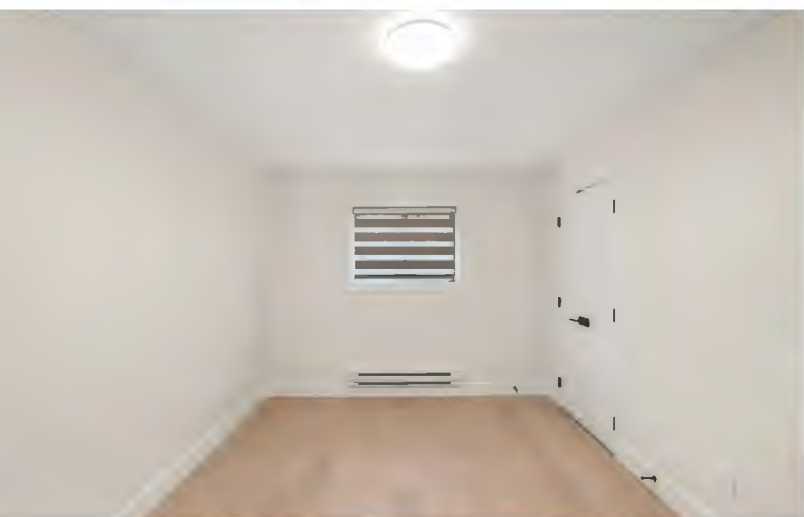
604-319-7735
elevationrealestate.ca



ANNA POPPLETON

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





elevation
REAL ESTATE GROUP

WALK SCORE

Walk Score
46

Car-Dependent

Most errands require a car

Transit Score
39

Some Transit

A few nearby public transportation options

Bike Score
54

Bikeable

Some bike infrastructure

COMMUTE To Downtown Langley

 16 min  29 min  37 min  60+ min

SCHOOL CATCHMENT

Dorothy Peacock Elementary (K - 7)

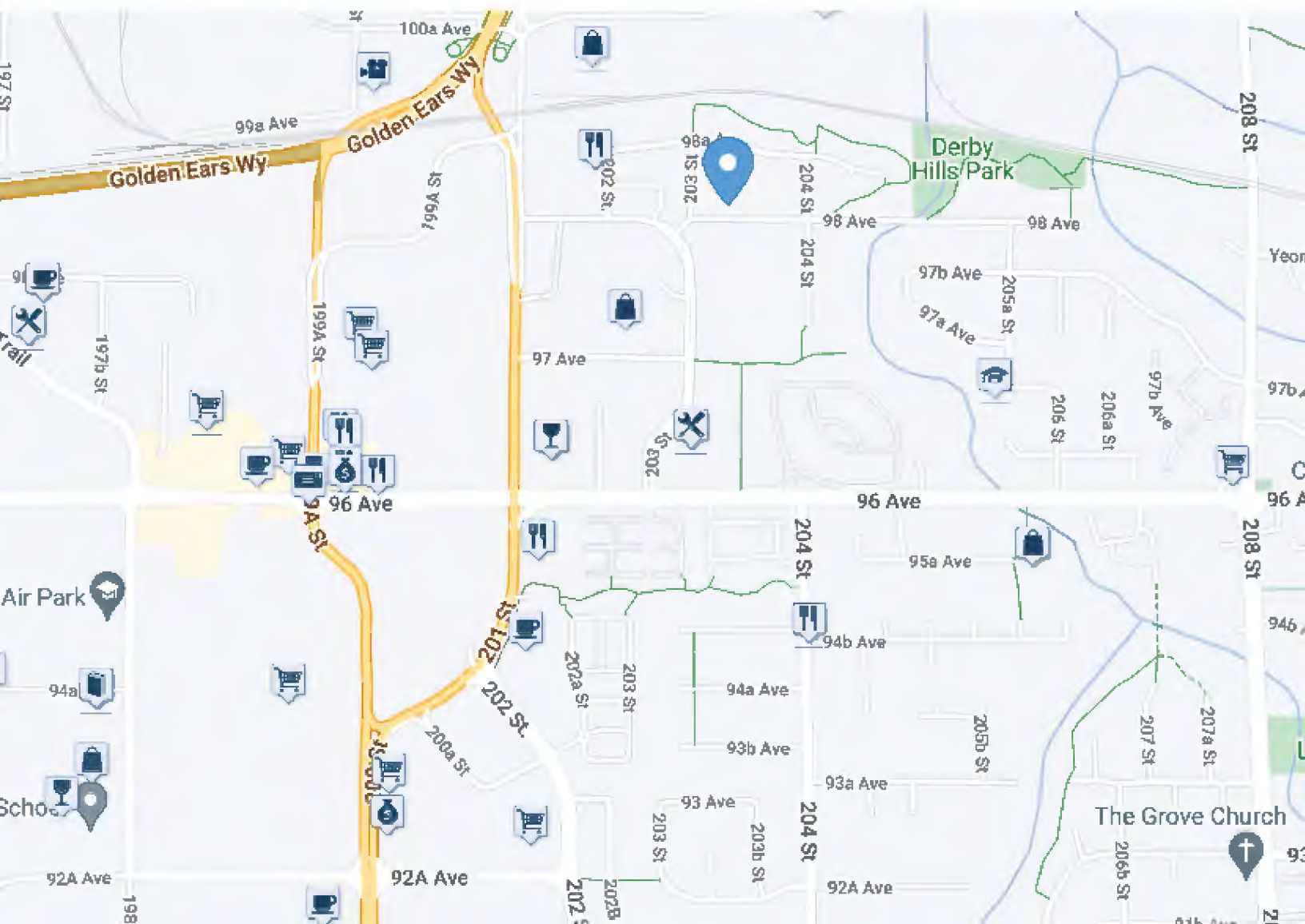
20292 91A Avenue
Langley Twp, BC V1M 2G2
(604) 513-8000

Yorkson Creek Middle School (6 - 8)

20686 84 Avenue
Langley Twp, BC V2Y 2B5
(604) 888-8065

Walnut Grove Secondary (8 - 12)

8919 Walnut Grove Drive
Langley Twp, BC V1M 2N7
(604) 882-0220



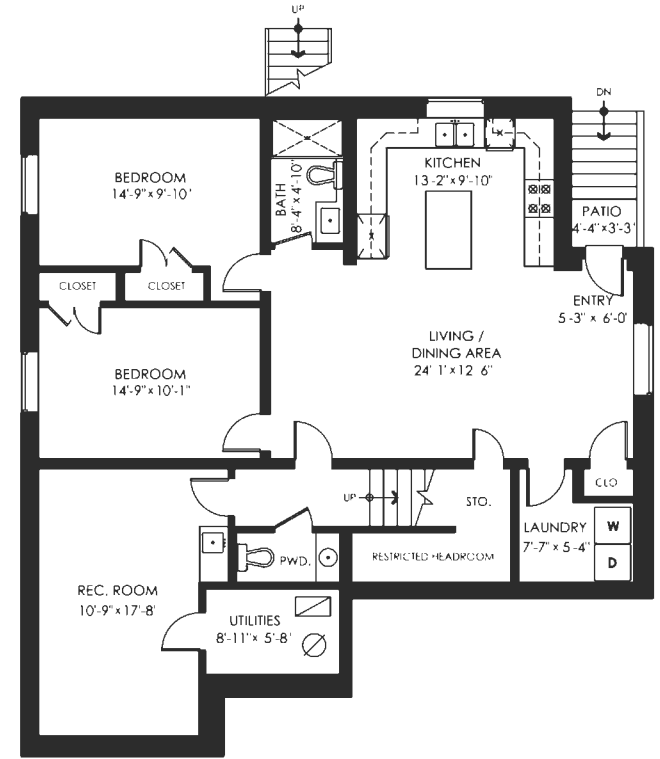
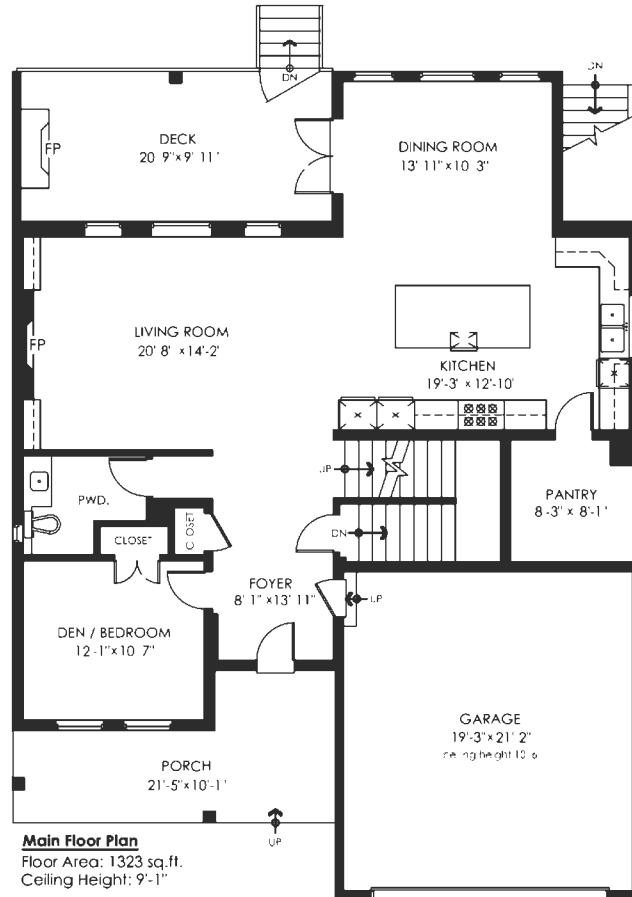
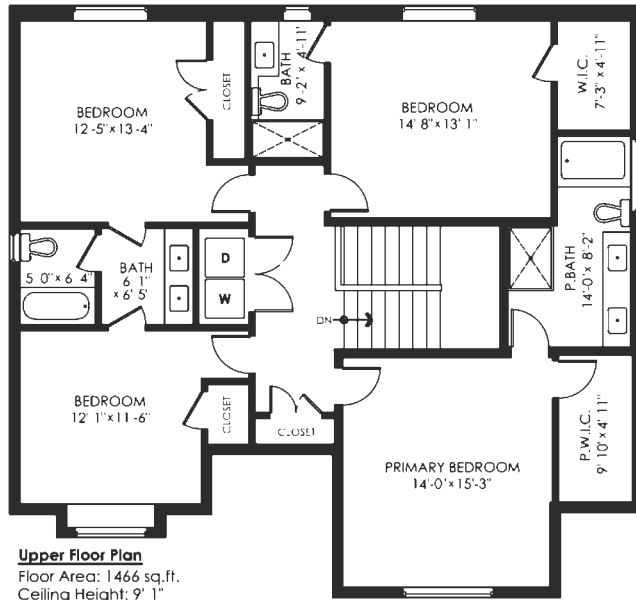


SCAN TO VIEW
VIRTUAL TOUR

**2-20343 98 Ave
Langley**

604-704-8551

info@elevationrealestate.ca
www.elevationrealestate.ca



Main Floor:	1,323 sq.ft.
Upper Floor:	1,466 sq.ft.
Lower Floor:	1,535 sq.ft.
Total Livable:	4,324 sq.ft.

Garage:	440 sq.ft.
Grand Total:	4,764 sq.ft.

Patio:	14 sq.ft.
Deck:	207 sq.ft.
Porch:	164 sq.ft.
Total Extras:	385 sq.ft.



TREELAND
REALTY



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

MEASURED ON: (2024-06-01)
info@pixlworks.com www.pixlworks.com 604.329.5788



Active
R2891018
 Board: F
 House/Single Family

2 20343 98 AVENUE
 Langley
 Walnut Grove
 V1M 3E2

\$2,079,900 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,079,900**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2024**
 Frontage(feet): **65.98** Bathrooms: **6** Age: **0**
 Frontage(metres): **20.11** Full Baths: **4** Zoning: **RU-1**
 Depth / Size: **104.52** Half Baths: **2** Gross Taxes: **\$0.00**
 Lot Area (sq.ft.): **6,607.00** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.15** P.I.D.: **032-236-395** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No**
 Complex/Subdiv: **Alexander Lane**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Stone**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered
 R.I. Plumbing:

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, RV Parking Avail.**
 Driveway Finish: **Aggregate**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 2 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10098 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main):	1,323	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,466	Main	Living Room	20'8 x 14'2	Bsmt	Living Room	24'1 x 12'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'11 x 10'3	Bsmt	Kitchen	13'2 x 9'10	Main	2
Finished Floor (Below):	0	Main	Kitchen	19'3 x 12'10	Bsmt	Kitchen	5'3 x 6'	Above	5
Finished Floor (Basement):	1,535	Main	Pantry	8'3 x 12'10	Bsmt	Foyer	14'9 x 9'10	Above	3
Finished Floor (Total):	4,324 sq. ft.	Main	Foyer	8'1 x 13'11	Bsmt	Bedroom	14'9 x 10'1	Above	5
Unfinished Floor:	0	Main	Patio	20'9 x 9'11	Bsmt	Bedroom	7'7 x 5'4	Bsmt	3
Grand Total:	4,324 sq. ft.	Above	Den	12'1 x 10'7	Bsmt	Recreation Room	10'9 x 17'8	Bsmt	2
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14' x 15'3	Bsmt	Utility	8'11 x 5'8		
Suite: Legal Suite		Above	Walk-In Closet	9'10 x 4'11			x		
Basement: Fully Finished		Above	Bedroom	14'8 x 13'1			x		
		Above	Walk-In Closet	7'3 x 4'11			x		
		Above	Bedroom	12'5 x 13'4			x		
		Above	Bedroom	12'1 x 11'6			x		

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **21**

Manuf Type: Registered in
 MHR# CSA/BCE:
 ByLaw **No Restrictions**

PAD Rental:
 Maint. Fee: **\$0.00**

elevation
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RE/MAX Treeland Realty

