



Presented by:
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elevation

Active
R2406082
Board: F
House/Single Family

21754 88 AVENUE

Langley
Fort Langley
V1M 3S7

Residential Detached

\$2,999,800 (LP)
(SP)



Sold Date: Frontage (feet): **98.29** Original Price: **\$2,999,800**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**
Depth / Size: Bathrooms: **6** Age: **0**
Lot Area (sq.ft.): **25,466.00** Full Baths: **5** Zoning: **RU-1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$6,063.99**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **008-851-760**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**
Parking: **Garage; Double, Open, RV Parking Avail.**

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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 17 SECTION 30 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 25749**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, Dishwasher, Garage Door Opener, Jetted Bathtub, Pantry, Refrigerator, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	18'6 x 14'	Above	Bedroom	14' x 14'6	Bsmt	Living Room	13'5x 13'1
Main	Great Room	18' x 18'	Above	Walk-In Closet	9'3 x 5'2	Bsmt	Dining Room	9'9x 11'1
Main	Eating Area	12' x 18'	Above	Laundry	14'10 x 6'10	Bsmt	Bedroom	10'x 9'8
Main	Kitchen	12' x 18'	Above	Loft	12' x 11'8			x
Main	Wok Kitchen	7'2 x 11'6	Above	Bedroom	11' x 13'7			x
Main	Mud Room	6'5 x 11'6	Above	Bedroom	12' x 10'10			x
Main	Butlers Pantry	5'9 x 7'3	Bsmt	Gym	18' x 11'10			x
Main	Foyer	9'1 x 15'6	Bsmt	Recreation	21'3 x 17'6			x
Main	Flex Room	11' x 13'7	Bsmt	Games Room	20'2 x 17'6			x
Main	Dining Room	14'4 x 13'7	Bsmt	Bedroom	11' x 15'			x

Finished Floor (Main): **2,354**
Finished Floor (Above): **1,786**
Finished Floor (Below): **0**
Finished Floor (Basement): **2,354**
Finished Floor (Total): **6,494 sq. ft.**

Unfinished Floor: **656**
Grand Total: **7,150 sq. ft.**

of Rooms: **23**
of Kitchens: **2**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

RE/MAX Treeland Realty

Immaculate Construction in Topham Estates. Open concept plan features soaring 19' tray ceiling in great room w/ floor to ceiling stone fireplace & eclipse accordion doors that open to large covered outdoor Kitchen & living room w/ gas f.p. The chef's dream kitchen includes top of the line appliances, spice kitchen & butlers pantry w/ wine fridge. Formal dining, den, plus master bed on the main floor including modern linear fireplace & luxurious ensuite with free standing tub & spacious frameless glass shower enclosure w/ rain shower, wand & body jets. Upstairs includes 2nd master plus 2 more bedrooms w/ vaulted ceilings & open loft area. In the basement you'll find a massive rec-room & wet bar, gym & legal 2 bedroom suite. Detached over-height shop with 650 SQFT 2nd storey.