

ALEXANDER

lane

CUSTOM CRAFTSMAN STYLE HOMES

1-20343 98 AVENUE

Exquisite design and modern comfort are uniquely embodied in every brand new **Alexander Lane** home. Intelligently appointed, gourmet kitchen features broad walk-in pantry, high end stainless steel appliances & quartz counter tops beneath luxurious high ceilings on main and upper. Spacious great room with a soaring 2-storey ceiling has ample windows to let the natural light shine in. Large covered deck allows for year round entertaining while the media room is ideal for nights in. Master bedroom features vaulted ceiling, spa-inspired ensuite & private sundeck. Lower level presents equally dazzling 2BR legal suite. Quality craftsmanship and superior finishes inside and out complete these stunning contemporary family homes. Still time to customize finishing materials - Don't wait!

CONTACT US TODAY

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Presented by:
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Active
R2542392
 Board: F
 House/Single Family

1 20343 98 AVENUE
 Langley
 Walnut Grove
 V4W 3Z6

Residential Detached
\$1,599,900 (LP)
 (SP)



Sold Date: Frontage (feet): **69.26** Original Price: **\$1,599,900**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2021**
 Depth / Size: **94.00** Bathrooms: **4** Age: **0**
 Lot Area (sq.ft.): **6,355.00** Full Baths: **3** Zoning: **RU-1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**
 Rear Yard Exp: **South** For Tax Year: **2021**
 Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: **No** P.I.D.: **905-012-571**
 Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s) &**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
 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, Tile, Wall/Wall/Mixed**

Legal: **LT 7 BLK 14 DL 124 NWD PLAN 2026. CURRENTLY, LEGAL IS OF A PARENT PARCEL. NEW LEGAL TO BE PROVIDED UPON STRATIFICATION AND WILL BE FOR THE NORTHERLY PORTION OF SAID PARCEL WHICH IS APPROXIMATELY 66X104 IN DIMENSION**
 Amenities: **None**

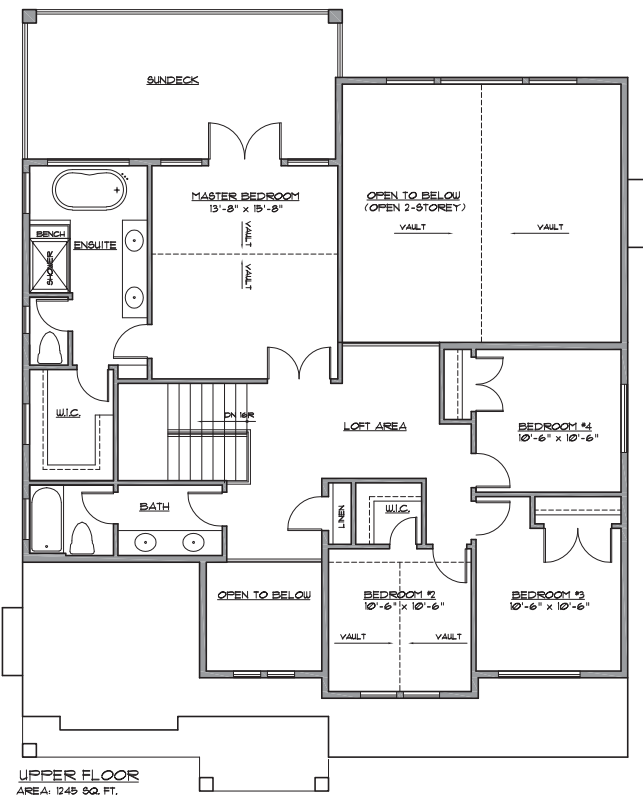
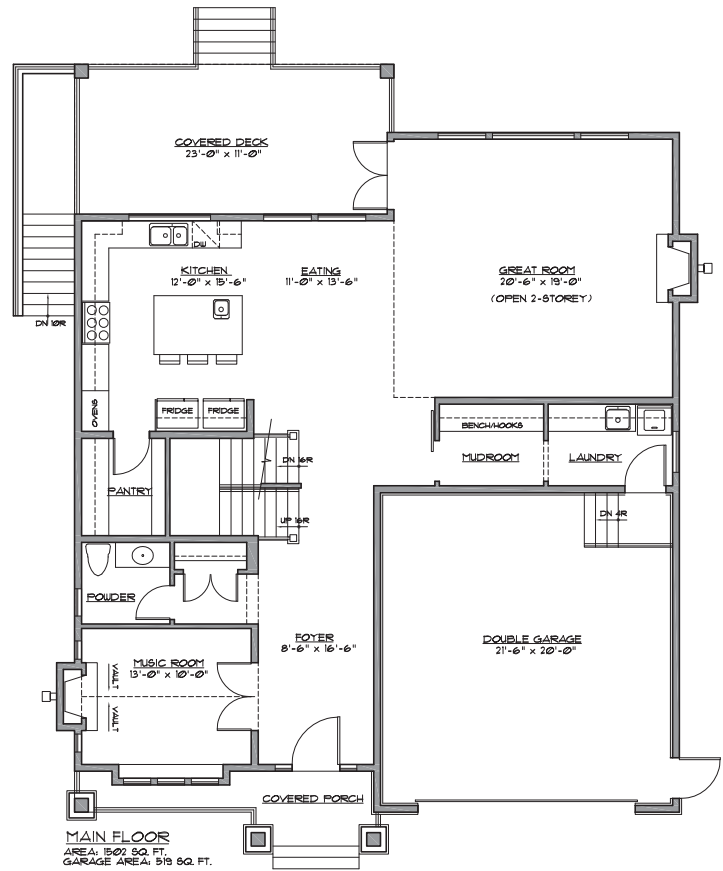
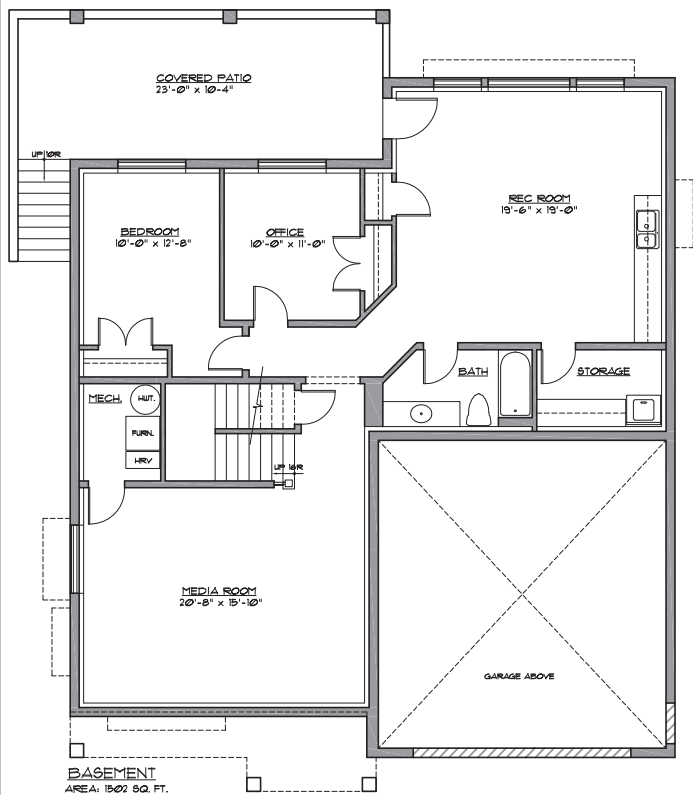
Site Influences: **Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Range Top, Security System, Smoke Alarm, Vaulted Ceiling, Windows -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 6'6	Bsmt	Recreation	19'6 x 19'			x
Main	Den	13' x 10'	Bsmt	Bedroom	10' x 11'			x
Main	Great Room	20'6 x 19'	Bsmt	Bedroom	10' x 12'8			x
Main	Kitchen	12' x 15'6	Bsmt	Media Room	20'8 x 15'10			x
Main	Dining Room	11' x 13'6			x			x
Above	Master Bedroom	13'8 x 15'8			x			x
Above	Bedroom	10'6 x 10'6			x			x
Above	Bedroom	10'6 x 10'6			x			x
Above	Bedroom	10'6 x 10'6			x			x
		x			x			x

Finished Floor (Main):	1,565	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,250	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,572	Suite: Legal Suite	3	Above	5	No	Pool:
Finished Floor (Total):	4,387 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz: 21'6x20'
Unfinished Floor:	0	Beds in Basement: 2	5			No	Grg Dr Ht:
Grand Total:	4,387 sq. ft.	Beds not in Basement: 4	6			No	
		Basement: Fully Finished	7			No	
			8			No	

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

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FRONT ELEVATION

203RD STREET

203A STREET

98A AVENUE

204TH STREET

ALEXANDER LANE

8 130343 89 Ave	7	SOLD	SOLD	SOLD
9	SOLD	SOLD	SOLD	SOLD

PHASE 2

PHASE 1 - SOLD OUT

98TH AVENUE