



Presented by:
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Active
R2411225
 Board: F
 House/Single Family

20351 94A AVENUE
 Langley
 Walnut Grove
 V1M 1G2

Residential Detached
\$1,898,800 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **140**
 Lot Area (sq.ft.): **8,384.00**
 Flood Plain:
 Rear Yard Exp: **North**
 Council Apprv?:
 If new, GST/HST inc?: **No**

Frontage (feet): **60.00**
 Bedrooms: **6**
 Bathrooms: **6**
 Full Baths: **5**
 Half Baths: **1**

Original Price: **\$1,898,800**
 Approx. Year Built: **2019**
 Age: **0**
 Zoning: **R-1D**
 Gross Taxes: **\$3,254.86**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **030-369-622**
 Tour:

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT D SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP74472**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Microwave, Oven - Built In, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	22' x 17'6	Above	Bedroom	11'6 x 11'6			x
Main	Eating Area	17' x 14'3	Above	Bedroom	12' x 11'1			x
Main	Kitchen	18'11 x 13'2	Above	Bedroom	14' x 12'6			x
Main	Foyer	8'8 x 12'6	Bsmt	Living Room	16'6 x 11'7			x
Main	Den	14' x 14'6	Bsmt	Kitchen	14'3 x 8'			x
Main	Mud Room	9' x 7'1	Bsmt	Dining Room	11'6 x 10'6			x
Main	Laundry	8'3 x 13'1	Bsmt	Bedroom	10' x 11'			x
Main	Wok Kitchen	8'7 x 10'8	Bsmt	Bedroom	10' x 10'1			x
Above	Master Bedroom	17' x 11'5	Bsmt	Recreation	20' x 20'			x
Above	Walk-In Closet	8'6 x 11'4	Bsmt	Games Room	19'9 x 11'17			x

Finished Floor (Main):	1,784	# of Rooms:	20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	1,758	# of Kitchens:	3	1	Main	2	No	
Finished Floor (Below):	1,554	# of Levels:	3	2	Above	5	Yes	
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Above	5	Yes	
Finished Floor (Total):	5,096 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	
Unfinished Floor:	0	Beds in Basement:	2	5	Bsmt	4	No	
Grand Total:	5,096 sq. ft.	Beds not in Basement:	4	6	Bsmt	3	No	
		Basement:	Fully Finished	7				

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

New home by Sivia Construction in the heart of Walnut Grove. Open concept plan features soaring 20' tray ceiling in great room w/ floor to ceiling linear gas fireplace & eclipse accordion doors that open to large covered outdoor living space w/ gas fireplace. The chef's dream kitchen includes professional series Fisher-Paykel appliances, plus a spice kitchen or huge walk in pantry. The main floor includes a den and large mudroom with laundry. Upstairs, you'll find the master bedroom features luxurious ensuite with free standing tub & spacious frameless glass steam shower enclosure w/ rain shower, wand & body jets plus 3 more spacious bedrooms, all with ensuites. The basement features a massive rec-room & wet bar, media room & legal 2 bedroom suite.