



Presented by:  
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**Active**  
**R2512423**  
Board: F  
House/Single Family

**21754 88 AVENUE**

Langley  
Fort Langley  
V1M 3S7

Residential Detached

**\$2,788,800** (LP)

(SP)



Sold Date: Frontage (feet): **98.29** Original Price: **\$2,788,800**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**  
Depth / Size: Bathrooms: **6** Age: **1**  
Lot Area (sq.ft.): **25,446.00** Full Baths: **5** Zoning: **RU-1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**  
Rear Yard Exp: **South** For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **030-898-030**  
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., Carriage/Coach House**  
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**

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

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2 SECTION 30 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5370 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: **Golf Course Nearby, Private Setting, Private Yard**  
Features: **Air Conditioning, 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'			x	Bsmt	Bedroom	11' x 15'
Main	Great Room	18' x 18'	Above	Bedroom	14' x 14'6	Bsmt	Living Room	13'5x 13'1
Main	Eating Area	12' x 18'	Above	Walk-In Closet	9'3 x 5'2	Bsmt	Dining Room	9'9x 13'1
Main	Kitchen	12' x 18'	Above	Laundry	14'10 x 6'10	Bsmt	Bedroom	10'x 9'8
Main	Wok Kitchen	7'2 x 11'6	Above	Loft	12' x 11'8			x
Main	Mud Room	6'5 x 11'6	Above	Bedroom	11' x 13'7			x
Main	Butlers Pantry	5'9 x 7'3	Above	Bedroom	12' x 10'10			x
Main	Foyer	9'1 x 15'6	Bsmt	Gym	18' x 11'10			x
Main	Flex Room	11' x 13'7	Bsmt	Recreation	21'3 x 17'6			x
Main	Dining Room	14'4 x 13'7	Bsmt	Games Room	20'2 x 17'6			x

Finished Floor (Main):	2,354	# of Rooms: 23	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,786	# of Kitchens: 2	1	Main	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	2,354	Suite: <b>Legal Suite</b>	3	Above	5	Yes	Pool:
Finished Floor (Total):	6,494 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	No	Garage Sz:
		Beds in Basement: 2	5	Bsmt	4	No	Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 4	6	Bsmt	4	No	
Grand Total:	6,494 sq. ft.	Basement: <b>Fully Finished</b>	7			No	
			8			No	

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

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**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.**