



Presented by:
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Active
R2455498
Board: F
House/Single Family

8854 WRIGHT STREET

Langley
Fort Langley
V1M 3T1

Residential Detached

\$1,279,900 (LP)
(SP)



Sold Date: Frontage (feet): **36.60** Original Price: **\$1,279,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**
Depth / Size: **31.9** Bathrooms: **3** Age: **32**
Lot Area (sq.ft.): **10,587.00** Full Baths: **2** Zoning: **R-1E**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,109.29**
Rear Yard Exp: **East** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **008-768-463**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **Well - Drilled**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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: **Wall/Wall/Mixed**

Legal: **LOT A PLAN NWP76078 DISTRICT LOT 80 LAND DISTRICT 36**
Amenities: **Air Cond./Central, Storage**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'			x			x
Main	Living Room	17' x 12'6			x			x
Main	Dining Room	12'6 x 10'6			x			x
Main	Eating Area	9' x 6'			x			x
Main	Laundry	8'6 x 8'6			x			x
Main	Foyer	8' x 5'6			x			x
Above	Master Bedroom	12'6 x 14'6			x			x
Above	Bedroom	12' x 9'6			x			x
Above	Bedroom	10' x 7'			x			x
Above	Loft	10' x 7'			x			x

Finished Floor (Main):	1,184	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	854	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No	Pool:
Finished Floor (Total):	2,038 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5			No	Grg Dr Ht:
Grand Total:	2,038 sq. ft.	Basement:	Crawl	6			No	
				7			No	
				8			No	

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

Tastefully updated 2-STY home on a meticulously manicured 1/4 acre corner lot in Historic Fort Langley. The pride of ownership and appealing floorplan create a warm and inviting atmosphere, with 2038SqFt, 3bed+3Bath,& loft atop curved staircase. Formal dining rm with hardwood floors adjoins a spacious living rm; vaulted ceiling, stone f/p, reclaimed wood wall treatments and 2 skylights for an abundance of natural light. Updated island kitchen w/ stainless steel appliances, double wall oven and adjacent breakfast nook/family rm. Also includes A/C, mountain views, and many more owner updates. Yard beautifully looked after, covered patio, natural gas line for BBQ, large garden shed, RV parking, and fenced for pets. Steps to Fine Arts school, and Downtown Ft Langley! New HWY Expansion nearby.