



Presented by:
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Active
R2468493
Board: F
House/Single Family

8873 TRATTLE STREET

Langley
Fort Langley
V1M 2R5

Residential Detached

\$1,900,000 (LP)
(SP)



Sold Date: Frontage (feet): **87.93** Original Price: **\$1,900,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2008**
Depth / Size: **168.64** Bathrooms: **4** Age: **12**
Lot Area (sq.ft.): **15,048.00** Full Baths: **3** Zoning: **R-1E**
Flood Plain: Half Baths: **1** Gross Taxes: **\$7,496.36**
Rear Yard Exp: **West** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **012-370-622**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt., Rancher/Bungalow w/Bsmt.,**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **9** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple, Open, RV Parking Avail.**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PARCEL A LOT 37 PLAN NWP1758 DISTRICT LOT 80 LAND DISTRICT 2 LAND DISTRICT 36 (EXPL PL 32787)**

Amenities:
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18'11 x 17'11	Above	Walk-In Closet	5'0 x 4'5			x
Main	Dining Room	13'5 x 9'10	Above	Bedroom	19' x 10'3			x
Main	Kitchen	16'3 x 16'10	Above	Walk-In Closet	5' x 3'4			x
Main	Master Bedroom	15' x 15'11	Above	Bedroom	11'4 x 11'10			x
Main	Laundry	8'2 x 8'11	Bsmt	Recreation	19'5 x 15'10			x
Main	Walk-In Closet	8'3 x 8'2	Bsmt	Dining Room	19'6 x 10'1			x
Main	Foyer	6'1 x 8'6	Bsmt	Kitchen	12'6 x 7'5			x
Main	Den	12'11 x 10'1	Bsmt	Family Room	15'4 x 13'10			x
Above	Loft	5'11 x 11'8	Bsmt	Bedroom	14'4 x 11'1			x
Above	Bedroom	11'11 x 12'5	Bsmt	Bedroom	10'8 x 17'7			x

Finished Floor (Main):	1,819	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	918	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,796	Suite: Legal Suite	3	Above	4	No	Pool:
Finished Floor (Total):	4,533 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5			No	Grg Dr Ht:
Grand Total:	4,533 sq. ft.	Beds not in Basement: 4	6			No	
		Basement: Full, Fully Finished	7			No	
			8			No	

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

The quality construction & pride of ownership are obvious in this custom built 3 level home on a huge Fort Langley lot. Featuring hardwood floors & functional floor plan with french doors into a front office, a formal dining room & a spacious great room with 2-storey windows and ceiling. Enjoying cooking in the stunning island kitchen with vaulted veiling, granite counters & 6-burner viking range. French doors lead to the covered deck overlooking the beautifully landscaped rear yard. The sizable master bedroom on the main floor, also with vaulted ceiling, has a 5 piece ensuite + access to a private sundeck. There are 3 more spacious bedrooms upstairs + a recroom in the basement & a legal 2 bed suite. This spectacular home also includes a heat pump, built in speakers & a triple garage.