



Presented by:

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Active
R2497766
 Board: F
 House/Single Family

21674 48 AVENUE
 Langley
 Murrayville
 V3A 3M8

Residential Detached
\$949,900 (LP)
 (SP)



Sold Date: Frontage (feet): **60.04** Original Price: **\$949,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2001**
 Depth / Size: **116.80** Bathrooms: **3** Age: **19**
 Lot Area (sq.ft.): **6,997.00** Full Baths: **2** Zoning: **R-1D**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,115.01**
 Rear Yard Exp: **South** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **023-876-247**
 Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Vinyl**
 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: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Side**
 Parking: **Add. Parking Avail., Garage; Double, Open**
 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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LT.7 SEC.31 TWP.10 NWD PL.LMP.34386**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'6	Above	Laundry	5'6 x 8'			x
Main	Dining Room	11' x 11'			x			x
Main	Kitchen	11' x 9'2			x			x
Main	Eating Area	13'6 x 9'			x			x
Main	Family Room	14'6 x 13'6			x			x
Main	Den	9'2 x 11'6			x			x
Above	Master Bedroom	17' x 12'			x			x
Above	Bedroom	11' x 10'6			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	13' x 10'			x			x

Finished Floor (Main):	1,267	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,177	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,444 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
		Beds in Basement:	0	5			No	21x21
		Basement:	Crawl	6			No	Grg Dr Ht:
Unfinished Floor:	0			7			No	
Grand Total:	2,444 sq. ft.			8			No	

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

Lots of room in this spacious, well-maintained home in prestigious Murray's Corner! This deluxe 2 storey house is loaded with features incl open-concept kitchen/family room with french doors opening into large patio! Rich hardwood floors, den off of mudroom suitable for office space/storage. Soaring 2-storey foyer with separate formal living & dining to entertain guests. Enjoy peace and privacy in the treed backyard and lush gardens atop the extensive patio. Abundant parking space with 2-car garage at rear + extra long driveway. The open staircase leads up to 4 bdrms including master with luxurious 4pc ensuite. Beautiful landscaping w/ stone walkways and huge selection of plants & flowers. Steps to Porters, Tracy Cakes and 5 Corners in the heart of Murrayville.