



Presented by:  
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elevation

**Active**  
**R2443797**  
Board: F  
House/Single Family

**21754 88 AVENUE**

Langley  
Fort Langley  
V1M 3S7

Residential Detached

**\$2,798,800** (LP)

(SP)



Sold Date: Frontage (feet): **98.29** Original Price: **\$2,798,800**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**  
Depth / Size: Bathrooms: **6** Age: **1**  
Lot Area (sq.ft.): **25,466.00** Full Baths: **5** Zoning: **RU-1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**  
Rear Yard Exp: **South** For Tax Year: **2019**  
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 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**

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

Metered Water:

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

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

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

Legal: **STRATA LOT 1 SECTION 30 TOWNSHIP 11 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5370TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, Dishwasher, 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'	Above	Bedroom	14' x 14'6	Bsmt	Living Room	13'5x 13'1
Main	Great Room	18' x 18'	Above	Walk-In Closet	9'3 x 5'2	Bsmt	Dining Room	9'9x 13'1
Main	Eating Area	12' x 18'	Above	Laundry	14'10 x 6'10	Bsmt	Bedroom	10'9x 9'8
Main	Kitchen	12' x 18'	Above	Loft	12' x 118'			x
Main	Wok Kitchen	7'2 x 11'6	Above	Bedroom	11' x 13'7			x
Main	Mud Room	6'5 x 11'6	Above	Bedroom	12' x 10'10			x
Main	Butlers Pantry	5'9 x 7'3	Bsmt	Gym	18' x 11'10			x
Main	Foyer	9'1 x 15'6	Bsmt	Recreation	21'3 x 17'6			x
Main	Flex Room	11' x 13'7	Bsmt	Games Room	20'2 x 17'6			x
Main	Dining Room	14'4 x 13'7	Bsmt	Bedroom	11' x 15'			x

Finished Floor (Main):	<b>2,354</b>	# of Rooms:	<b>23</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,786</b>	# of Kitchens:	<b>2</b>	1	Main	5	Yes	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	<b>2,354</b>	Suite:	<b>Legal Suite</b>	3	Above	5	Yes	Pool:
Finished Floor (Total):	<b>6,494 sq. ft.</b>	Crawl/Bsmt. Height:		4	Above	5	No	Garage Sz:
		Beds in Basement:	<b>2</b>	5	Bsmt	4	No	Grg Dr Ht:
		Beds not in Basement:	<b>4</b>	6	Bsmt	4	No	
Unfinished Floor:	<b>656</b>	Basement:	<b>Fully Finished</b>	7			No	
Grand Total:	<b>7,150 sq. ft.</b>			8			No	

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

**RE/MAX Treeland Realty**

**Two new homes to choose from! Immaculate Construction in Topham Estates. Open concept plan ft soaring 19' tray ceiling in great room w/ floor to ceiling stone fireplace & eclipse accordion doors that open to large covered outdoor Kitchen&living rm 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 incl 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.**