20377 36B AVENUE

3 BEDROOMS | 2 BATHROOM | LIVING AREA: 1,959 SQFT

Bright, spacious basement entry home in Brookswood on ¼ acre lot. Main floor features a large living room with a wood burning fireplace & adjacent dining room with pass-through to the kitchen. White kitchen with oak accents includes tile backsplash & breakfast nook opening onto oversized, covered deck. Three bedrooms & a 4-piece bathroom complete the main floor. Downstairs has a big den or 4th bedroom plus an open family room & recroom with 2nd fireplace. Laundry & a second bathroom downstairs allow for easy addition of a basement suite. Extra-deep garage has room for a workshop, plus a 9' x 20' shed. Mature landscaping provides private retreat in the backyard. Quiet neighbourhood, with schools & park nearby, only a short walk to Brookswood town centre.

604-533-3491
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elevation RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

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WALK SCORE

Walk Score 24

Car-Dependent

Almost all errands require a car.

Transit Score 33

Some Transit

A few nearby public transportation options.

Bike Score 68

Bikeable

Some bike Infrastructure.

SCHOOL CATCHMENT

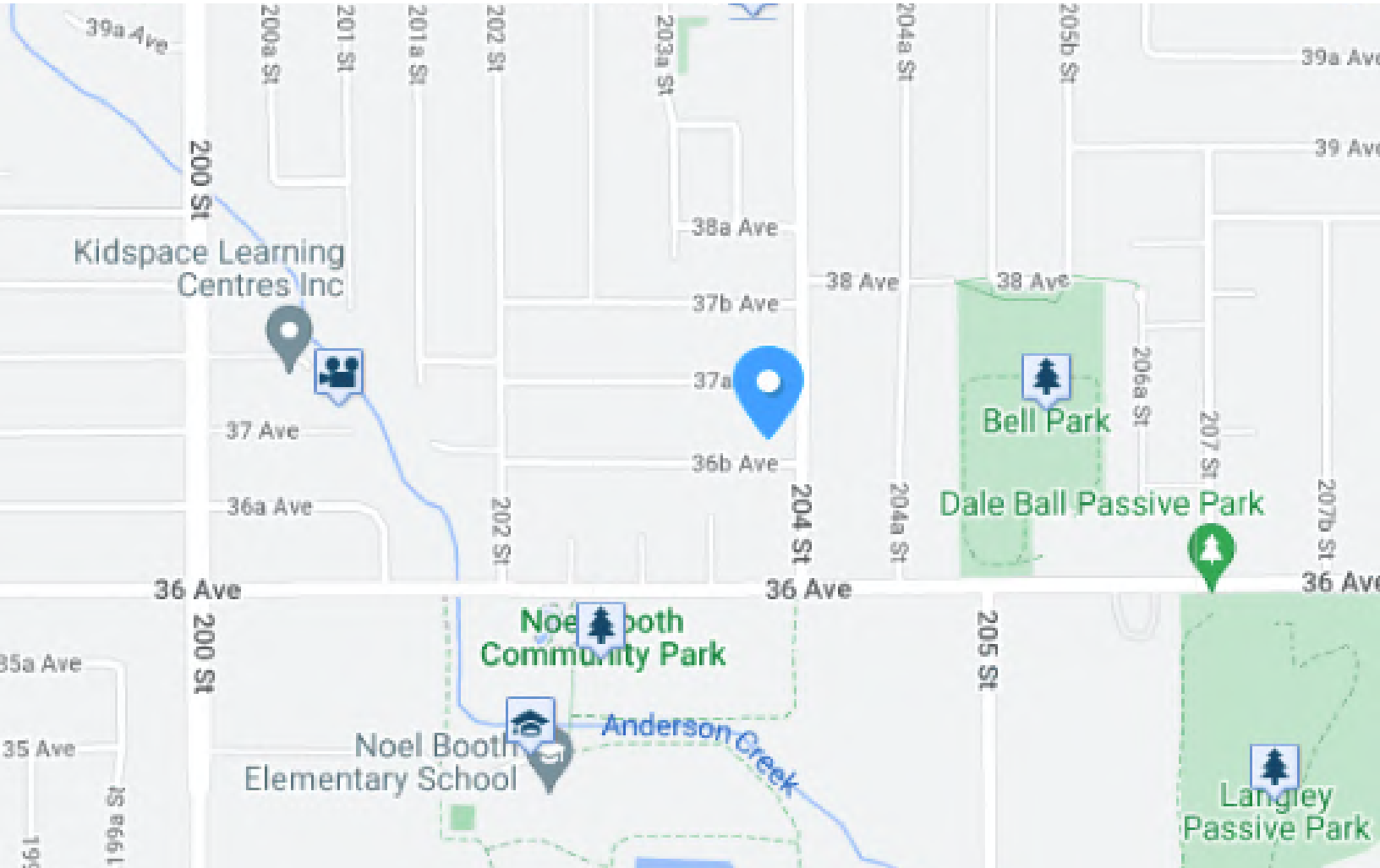
Noel Booth Elementary (K-7)
20202 35th Ave, Langley Twp
BC, V3A 0N1
Phone: 604-530-9747

HD Stafford Middle School (6-8)
20441 - Grade Crescent
Langley, BC, V3A 4J8
Phone: 604-534-9285

Brookswood Secondary School (8-12)
20902 - 37A Avenue
Langley, BC, V3A 5N2
Phone: 604-530-2141

COMMUTE to downtown Langley

9 min | 18 min | 24 min | 52 min



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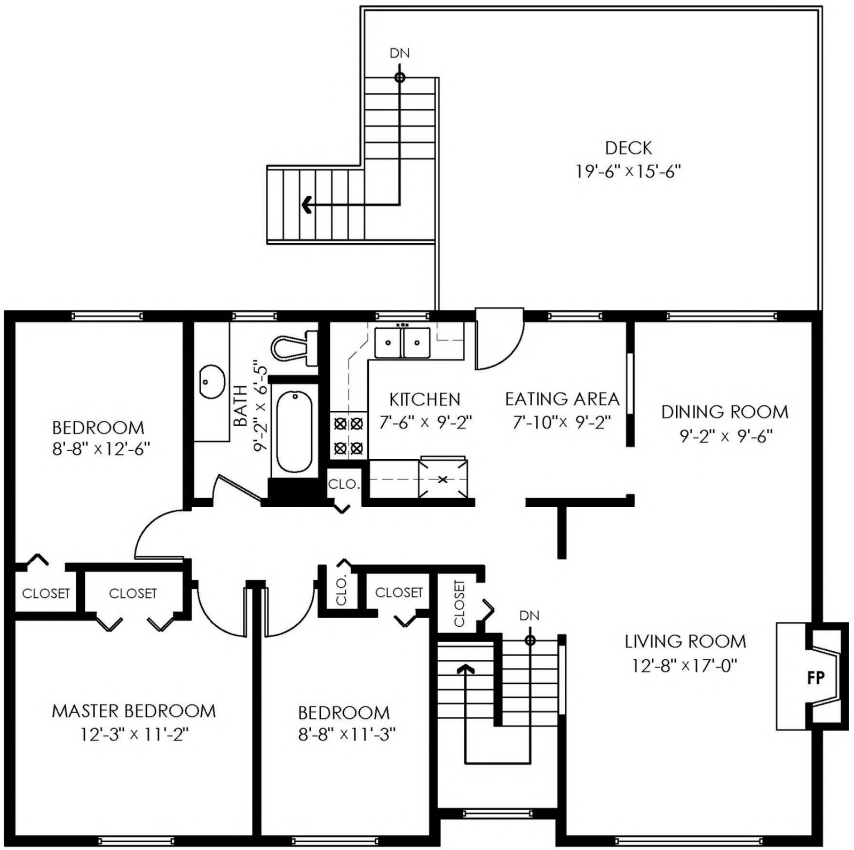
www.elevationrealestate.ca

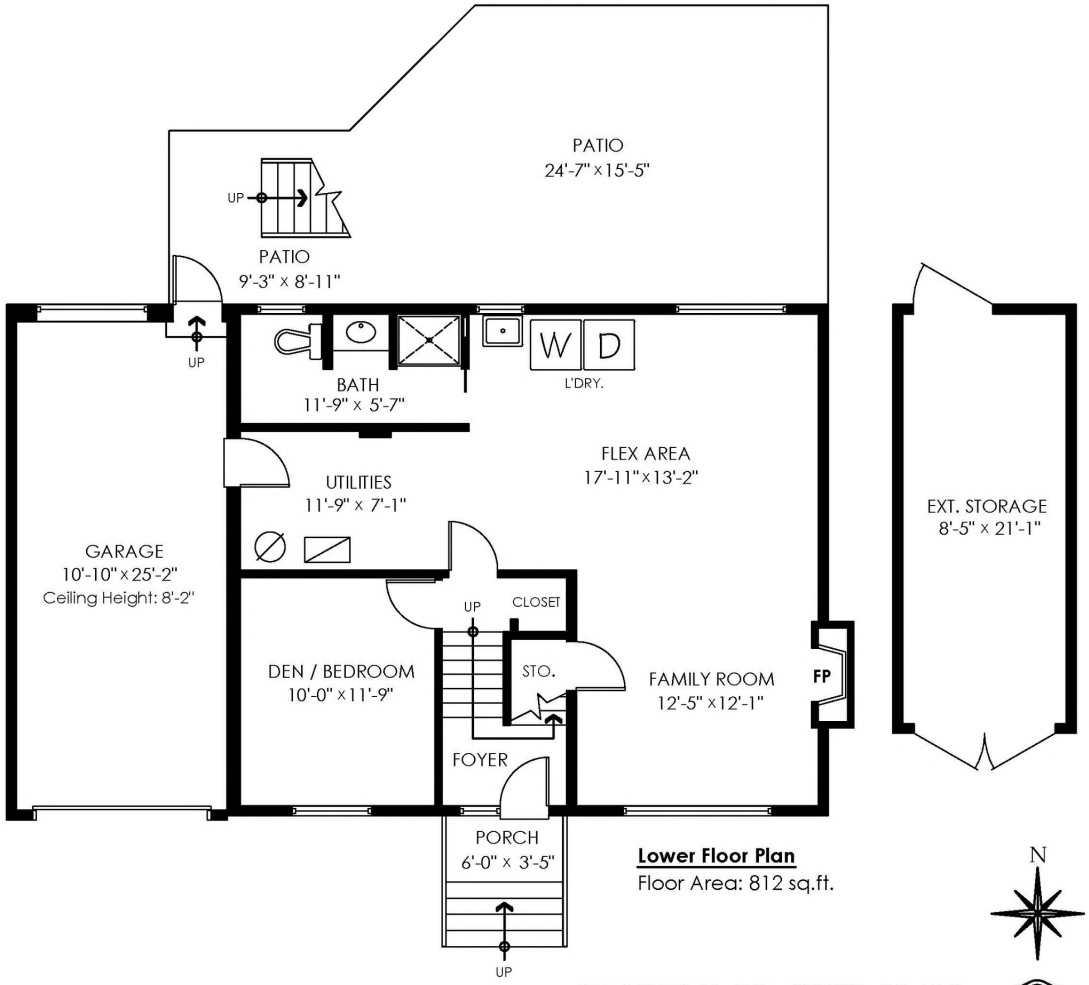
Scan QR Code to view Virtual Walkthrough

20377 36b Ave Langley

Main Floor:	1,147 sq.ft.
Lower Floor:	812 sq.ft.
Total Livable:	**1,959 sq.ft.**
Garage:	301 sq.ft.
Grand Total:	**2,260 sq.ft.**
Patio:	441 sq.ft.
Ext. Storage:	208 sq.ft.
Deck:	315 sq.ft.
Porch:	21 sq.ft.
Total Extras:	**985 sq.ft.**
Ceiling Height:	8'-0"



Main Floor Plan
Floor Area: 1147 sq.ft.



Lower Floor Plan
Floor Area: 812 sq.ft.

N

SCALE 0' 5'

MEASURED ON: (2022-09-17)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

R2725401
Board: F
House/Single Family

20377 36B AVENUE
Langley
Brookswood Langley
V3A 2S3

Residential Detached
$1,125,000 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,295,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1973**
Frontage(feet):	**77.40**	Bathrooms:	**2**	Age:	**49**
Frontage(metres):	**23.59**	Full Baths:	**2**	Zoning:	**R-1E**
Depth / Size:	**133.5**	Half Baths:	**0**	Gross Taxes:	**$4,776.11**
Lot Area (sq.ft.):	**10,304.00**	Rear Yard Exp:	**North**	For Tax Year:	**2022**
Lot Area (acres):	**0.24**	P.I.D.:	**006-171-575**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**No :**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Natural Gas**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home: **2 Storey, Split Entry**
Construction: **Concrete**
Exterior: **Stucco, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 KM**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
# of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**
Type of Roof: **Asphalt, Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **Yes**
Fixtures Lease... **No :**
Fixtures Rmvd: **No :**

Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT 181 SECTION 26 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 41431**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**
Features: **Clothes Washer/Dryer, Microwave, Pantry, Refrigerator, Storage Shed**

Finished Floor (Main):	**1,147**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**812**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,959 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,959 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**
Suite:	**None**
Basement:	**Full**

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**12'08 x 17'0**			**x**
Main	**Dining Room**	**9'02 x 9'06**			**x**
Main	**Kitchen**	**7'6 x 9'2**			**x**
Main	**Eating Area**	**7'10 x 9'2**			**x**
Main	**Master Bedroom**	**12'03 x 11'02**			**x**
Main	**Bedroom**	**8'8 x 12'6**			**x**
Main	**Bedroom**	**8'8 x 11'3**			**x**
Below	**Den**	**10'0 x 11'9**			**x**
Below	**Utility**	**11'9 x 7'1**			**x**
Below	**Flex Room**	**17'11 x 13'2**			**x**
Below	**Family Room**	**12'5 x 12'1**			**x**
		x			**x**
		x			**x**

Bathrooms

Floor	#Pcs
Main	**4**
Below	**3**

Crawl/Bsmt. Height:
# of Kitchens: **1**
# of Levels: **2**
# of Rooms: **11**
Manuf Type:
MHR...
ByLaw Restrictions:
Registered in MH...
CSA/BCE:
PAD Rental:
Maint. Fee:

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