

5119 223B STREET

HILLCREST

6 BEDROOMS | 4 BATHROOM | LIVING AREA: 3,693 SQFT



Spotless, well maintained family home on quiet tree-lined street in Murrayville. Charming front veranda invites you to the main floor boasting an open foyer w/ 18' ceiling, living rm w/ gas fireplace & vaulted ceiling, dining rm, den, updated kitchen w/ granite composite counters, lrg island, S/S appliances, maple cabinets, walk-in pantry, & huge bay eating area. Family rm w/ gas fireplace & french doors opening to the gorgeous backyard w/ spacious deck, patio, shed, & beautiful easy maintenance gardens; ideal for summer BBQ's & family gatherings. 3 bdrms up incl spacious master suite w/ lrg W/I closet, bay window, & relaxing 5 pc ensuite. Basement suite can be 3 bedrooms or keep 1 room for upstairs' use. Updated carpets & paint! Short walk to parks, shopping, rec centre, & transportation.

604-533-3491
elevationrealestate.ca

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





WALK SCORE

Walk Score
49

Car-Dependant

Most errands require a car.

Transit Score
38

Some Transit

A few nearby public transportation options.

Bike Score
58

Very Bikeable

Some bike infrastructure.

COMMUTE to downtown Langley



6 min



19 min



15 min



60+ min

SCHOOL CATCHMENT

James Hill Elementary (K-5)

22144 Old Yale Road,

Langley, BC, V2Z 1B5

Phone: 604-530-0251

Email: srobb@sd35.bc.ca

HD Stafford Middle School (6-8)

20441 - Grade Crescent,

Langley, BC, V3A 4J8

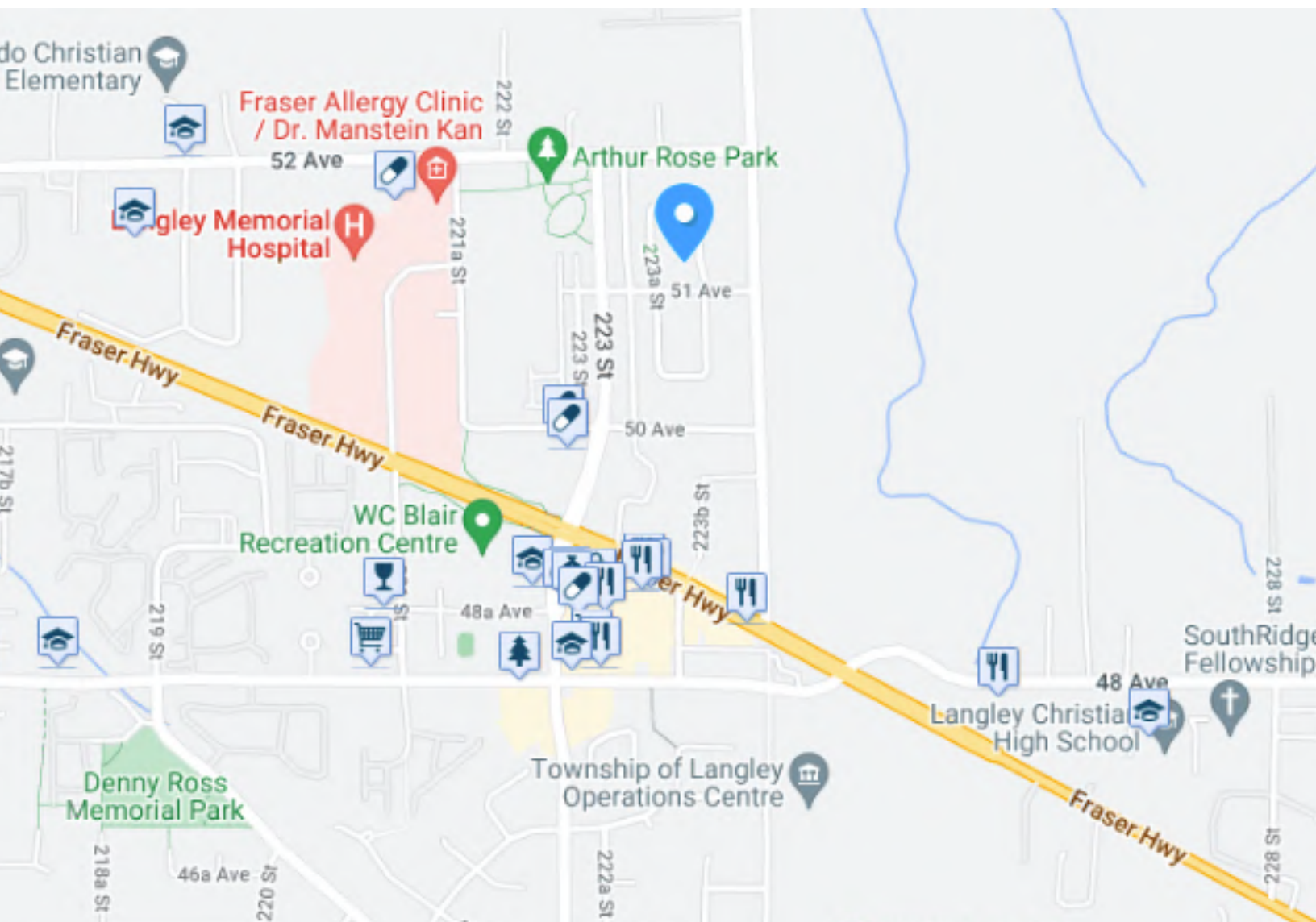
Phone: 604-534-9285

Langley Secondary School (9-12)

21405 - 56 Avenue, Langley

BC, V2Y 2N1

Phone: 604-534-4171



Open To Below: 387 sq.ft.



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, painting purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



MEASURED ON: (2022-06-28)
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R2705069

Board: F

House/Single Family

5119 223B STREETLangley
Murrayville
V2Y 2M5

Residential Detached

\$1,548,800 (LP)(SP) 

Sold Date:

Meas. Type: **Feet**Frontage(feet): **51.50**Frontage(metres): **15.70**Depth / Size: **109.3**Lot Area (sq.ft.): **5,382.00**Lot Area (acres): **0.12**

Flood Plain:

View: **No :**Complex/Subdiv: **HILLCREST**

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **Sanitation**Water Supply: **City/Municipal**Total Parking: **6** Covered Parking: **2** Parking Access: **Front**Parking: **Garage; Double**Driveway Finish: **Aggregate**Dist. to Public Transit: **3 Blocks**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Lease... **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Tile, Vinyl/Linoleum, Carpet**Original Price: **\$1,699,900**Approx. Year Built: **1999**Age: **23**Zoning: **R-1B**Gross Taxes: **\$5,323.42**For Tax Year: **2021**Tax Inc. Utilities?: **No**Tour: [Virtual Tour URL](#)Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stone, Vinyl, Wood**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **3** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**Type of Roof: **Asphalt**Legal: **LOT 29 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN LMP38258**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

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

Finished Floor (Main):	1,393	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	917	Main	Foyer	5'9 x 7'2	Below	Living Room	18'4 x 15'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'2 x 16'1	Below	Kitchen	10'5 x 9'4	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'10 x 9'2	Below	Dining Room	10'1 x 9'5	Above 5
Finished Floor (Basement):	1,383	Main	Den	9'10 x 11'6	Below	Bedroom	8'11 x 10'9	Above 4
Finished Floor (Total):	3,693 sq. ft.	Main	Kitchen	11'10 x 15'4	Below	Bedroom	13'6 x 9'6	Bsmt 4
Unfinished Floor:	0	Main	Pantry	7'1 x 5'0	Below	Bedroom	10'7 x 11'3	
Grand Total:	3,693 sq. ft.	Main	Eating Area	11'3 x 8'1			x	
		Main	Family Room	13'7 x 15'5			x	
		Main	Laundry	9'5 x 8'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'9 x 11'10			x	
Suite: Unauthorized Suite		Above	Bedroom	10'3 x 11'3			x	
Basement: Fully Finished, Separate Entry		Above	Master Bedroom	17'5 x 12'0			x	
		Main	Walk-In Closet	11'3 x 6'6			x	

Crawl/Bsmt. Height:

of Levels: **3**

Manuf Type:

Registered in MH...

PAD Rental:

of Kitchens: **2**# of Rooms: **19**

MHR...

CSA/BCE:

Maint. Fee:

ByLaw Restrictions:

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