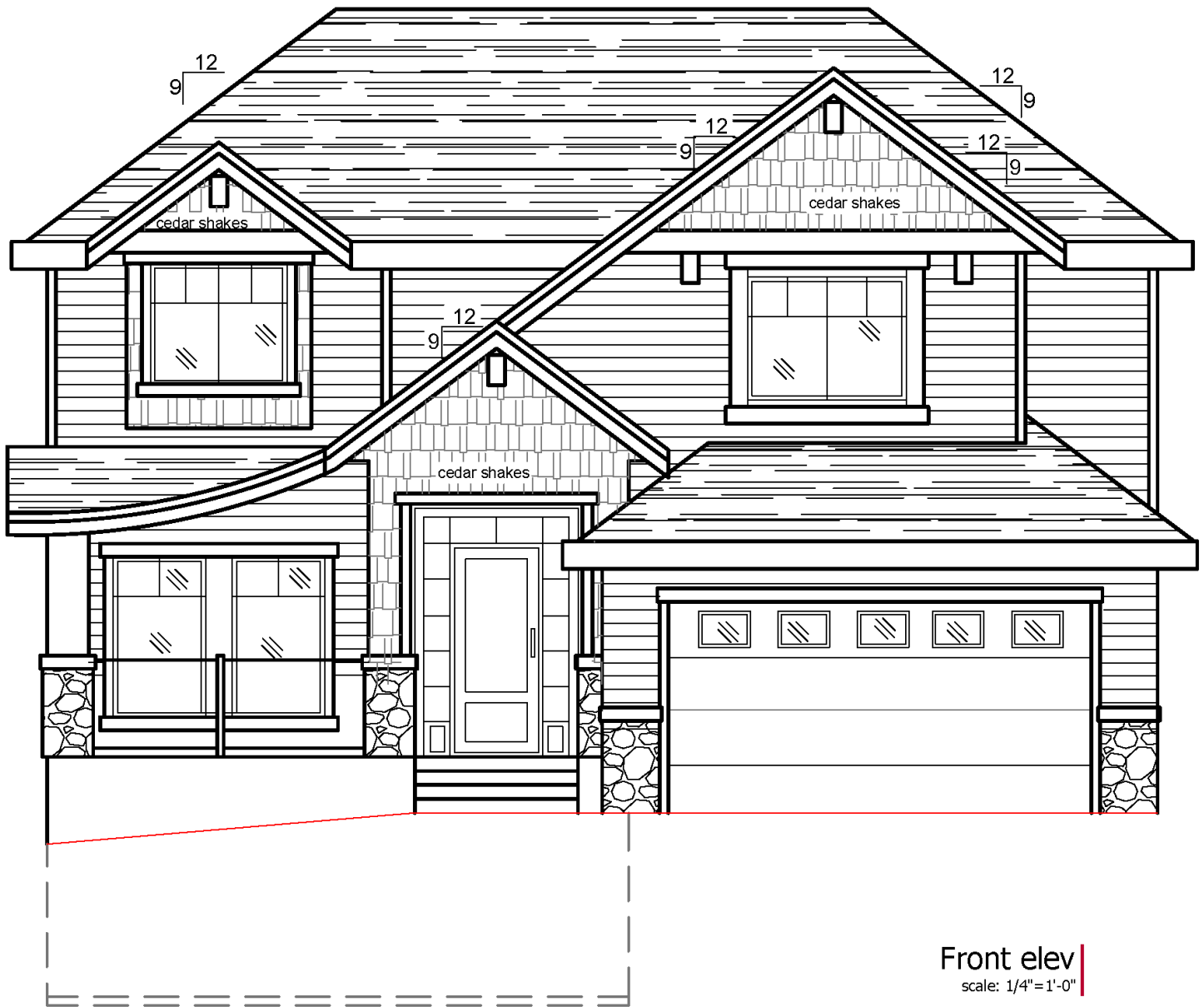


# 2-20343 98 AVENUE

6 BEDROOM | 6 BATHROOM | LIVING AREA: 4,040 SQFT



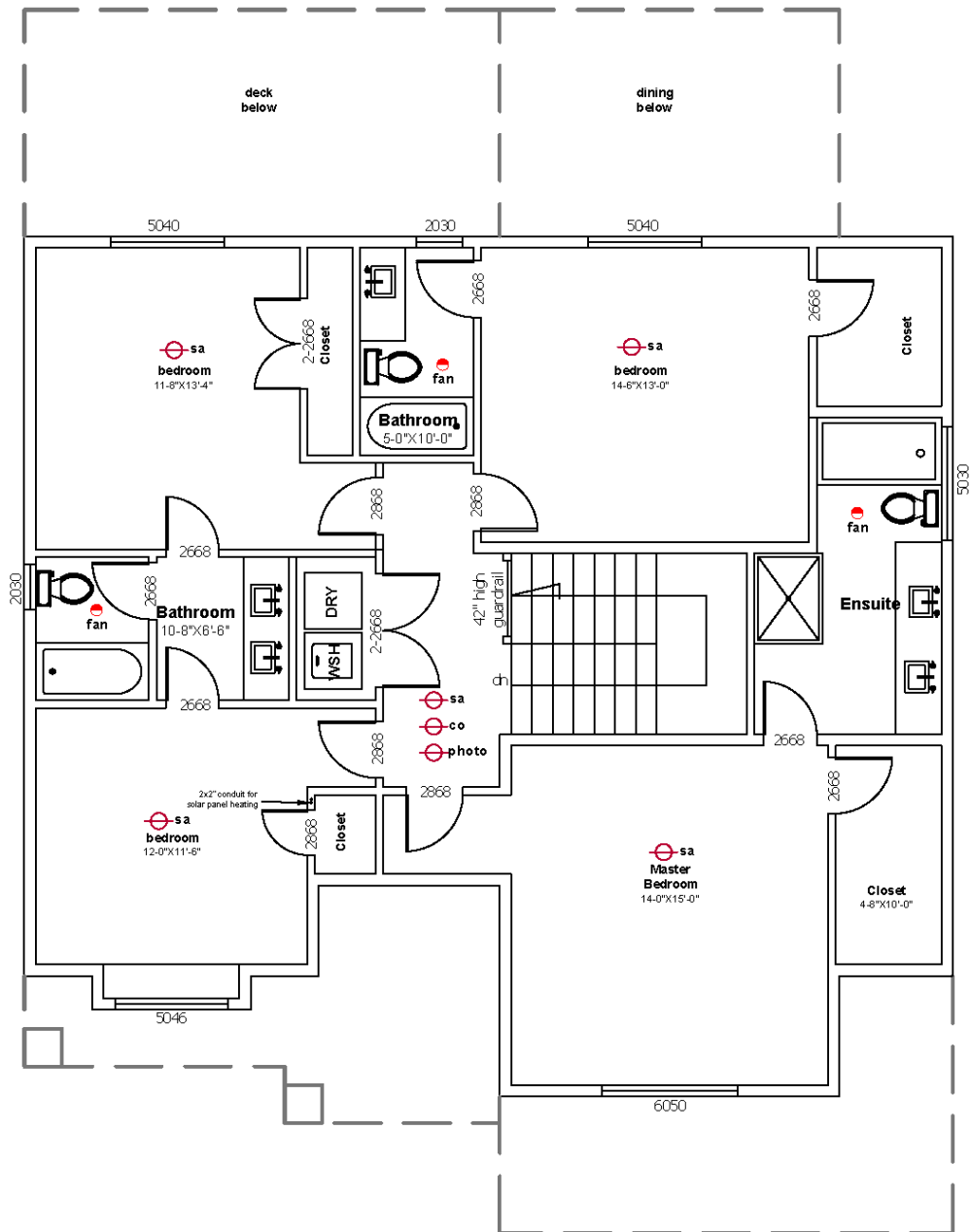
*Exquisite design and modern comfort are uniquely embodied in every brand new Alexander Lane home. Intelligently appointed, gourmet kitchens feature broad walk-in pantries, stainless steel appliances and quartz counter tops beneath luxurious high ceilings on main and upper. Posh outdoor fireplace allow for year round entertaining while media rooms are ideal for nights in. Each lofty second floor bedroom is pampered by custom closets and individual or shared, full en-suites - offering privacy for all family members. Lower level presents equally dazzling 2BR legal suite. Quality craftsmanship and superior finishes inside and out complete these stunning contemporary family homes.*

elevationrealestate.ca

**elevation** RE/MAX TREELAND REALTY

Anna Poppleton  
604-319-7735

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

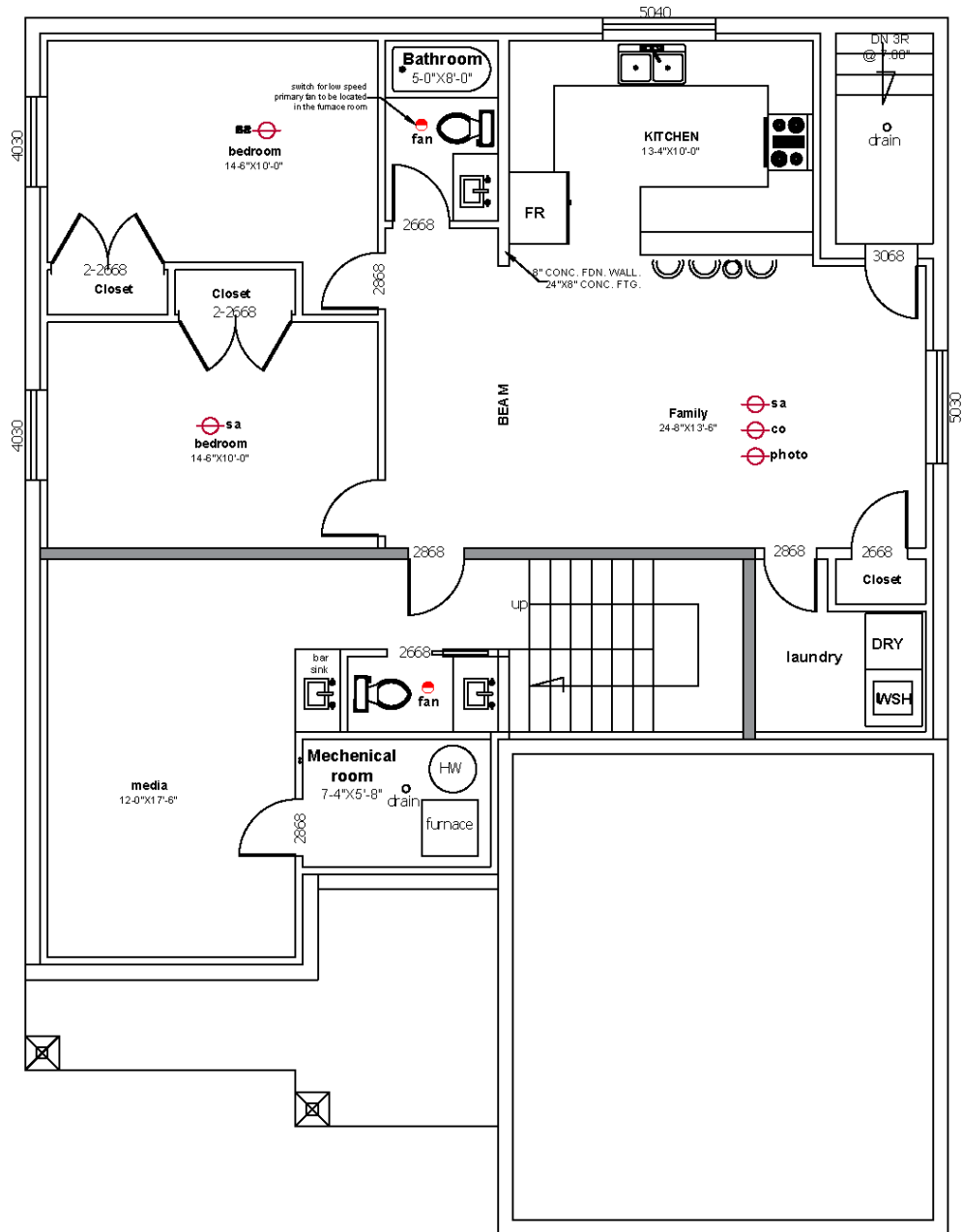


## UPPER FLOOR PLAN

Scale: 1/4"=1'-0"

Floor Area = 1312 sq.ft.





## BASEMENT PLAN

Scale: 1/4"=1'-0"

Floor Area = 1475 sq.ft.





## WALK SCORE

Walk Score

36

### Car-Dependent

Most errands require a car.

Transit Score

39

### Some Transit

A few nearby public transportation options.

Bike Score

54

### Bikeable

Some bike infrastructure.

## SCHOOL CATCHMENT

### Dorothy Peacock Elementary (K-7)

20292 - 91A Avenue

Langley, BC, V1M 2G2

Phone: 604-513-8000

### Walnut Grove Secondary School (8-12)

8919 Walnut Grove Drive

Langley, BC, V1M 2N7

Phone: 604-882-0220

## COMMUTE

to downtown Langley



16 min



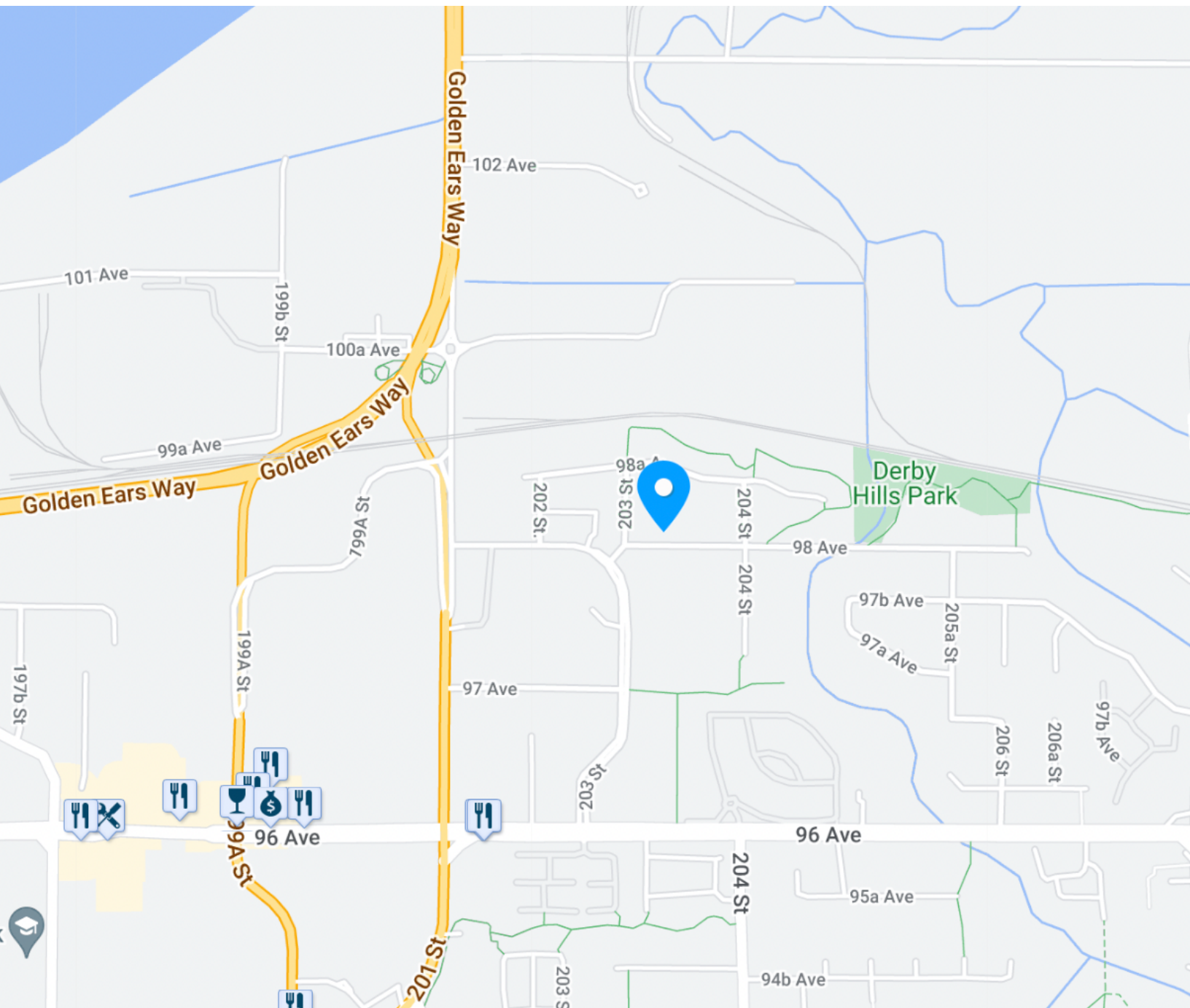
29 min



37 min



60+ min



**R2751674**Board: F  
House/Single Family**2 20343 98 AVENUE**Langley  
Walnut Grove  
V1M 3E2

Residential Detached

**\$1,949,900** (LP)(SP) 

Building Plans

Sold Date:

Meas. Type: **Feet**  
 Frontage(feet): **65.98**  
 Frontage(metres): **20.11**  
 Depth / Size: **100.13**  
 Lot Area (sq.ft.): **6,607.00**  
 Lot Area (acres): **0.15**

Flood Plain:

View:

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**Water Supply: **City/Municipal**Total Parking: **4** Covered Parking: **2** Parking Access:Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **1 km**Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Lease... **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Tile, Carpet**Original Price: **\$1,949,900**Approx. Year Built: **2023**Age: **0**Zoning: **RU-1**Gross Taxes: **\$0.00**For Tax Year: **2023**

Tax Inc. Utilities?:

Tour:

Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Exterior: **Fibre Cement Board, Stone**Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Electric, Natural Gas**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Asphalt**Legal: **CONFIDENTIAL - CONTACT L.R.**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Amenities: **None**Site Influences: **Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm**

Finished Floor (Main):	1,253	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,312	Main	Living Room	21' x 15'	Bsmt	Games Room	12' x 17'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 10'	Bsmt	Utility	7'4 x 5'8	Main 2
Finished Floor (Below):	0	Main	Kitchen	120' x 14'	Bsmt	Living Room	12'4 x 13'6	Above 5
Finished Floor (Basement):	1,475	Main	Wok Kitchen	9'3 x 8'	Bsmt	Dining Room	12'4 x 13'6	Above 5
Finished Floor (Total):	4,040 sq. ft.	Main	Den	11' x 10'6	Bsmt	Kitchen	13'4 x 10'	Above 4
Unfinished Floor:	0	Main	Foyer	7' x 6'2	Bsmt	Bedroom	14'6 x 10'	Bsmt 2
Grand Total:	4,040 sq. ft.	Main	Patio	19' x 11'	Bsmt	Bedroom	14'6 x 10'	Bsmt 4
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	14' x 15'			x	
Suite: <b>Legal Suite</b>		Above	Walk-In Closet	4'8 x 10'			x	
Basement: <b>Full, Fully Finished, Separate Entry</b>		Above	Bedroom	12' x 11'6			x	
		Above	Bedroom	11'8 x 13'4			x	
		Above	Bedroom	14'6 x 13'			x	
		Above	Walk-In Closet	6'4 x 8'			x	

Crawl/Bsmt. Height:

# of Levels: **3**# of Kitchens: **3**# of Rooms: **20**

Manuf Type:

MHR...

ByLaw Restrictions: **No Restrictions**

Registered in MH...

CSA/BCE:

PAD Rental:

Maint. Fee: **\$0.00**

elevation

ANNA POPPLETON

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604-319-7735

RE/MAX<sup>®</sup> Treeland Realty