



Presented by:

Joel Schacter

RE/MAX Treeland Realty

Phone: 604-533-3491

www.elevationrealestate.ca

joel@elevationrealestate.ca

elevation**Active**
R2368643Board: F
House/Single Family**8729 222A STREET**Langley
Fort Langley
V1M 3S8

Residential Detached

\$1,688,800 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,688,800
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1989
Depth / Size:	Bathrooms: 4	Age: 30
Lot Area (sq.ft.): 28,758.00	Full Baths: 3	Zoning: RU-1
Flood Plain:	Half Baths: 1	Gross Taxes: \$9,371.10
Rear Yard Exp:		For Tax Year: 2018
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 009-000-658
		Tour:

View: **Yes: Greenery/Forest**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**Sewer Type: **Septic**Style of Home: **2 Storey w/Bsmt.**Construction: **Other**Exterior: **Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **3**Fireplace Fuel: **Natural Gas**Water Supply: **City/Municipal**Fuel/Heating: **Electric, Natural Gas**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**Parking: **Add. Parking Avail., Garage; Double, Open**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**

Floor Finish:

Legal: **LOT 62 PLAN NWP28500 DISTRICT LOT 238 LAND DISTRICT 2 LAND DISTRICT 36**Amenities: **In Suite Laundry, Storage, Swirlpool/Hot Tub**Site Influences: **Private Setting, Private Yard, Rural Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'6	Above	Loft	14'3 x 7'8			x
Main	Dining Room	13' x 12'	Above	Walk-In Closet	15'4 x 6'6			x
Main	Kitchen	12'6 x 13'2	Bsmt	Wine Room	4'5 x 6'			x
Main	Eating Area	12' x 11'7	Bsmt	Mud Room	13'7 x 8'			x
Main	Family Room	15'6 x 17'9	Bsmt	Nook	13'5 x 6'3			x
Main	Foyer	9' x 10'4	Bsmt	Bedroom	14'4 x 15'6			x
Main	Bedroom	14'6 x 10'5	Bsmt	Games Room	26' x 12'9			x
Main	Bedroom	16'6 x 9'8	Bsmt	Recreation	25' x 14'6			x
Main	Laundry	5'8 x 7'4			x			x
Above	Master Bedroom	14'4 x 15'7			x			x

Finished Floor (Main): **1,940**
 Finished Floor (Above): **820**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,450**
 Finished Floor (Total): **4,210 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **4,210 sq. ft.**

of Rooms: **18**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	No
3	Above	5	Yes
4	Below	3	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

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

High-end luxury embodied in this wonderful 4 Bedroom + 4 Bathroom home. Main floor features living spaces with high vaulted ceilings and ample windows. Laundry room conveniently located on the main floor, along with 2 generously sized bedrooms, a double vanity 5-piece bathroom and a powder room. Upstairs is a private master suite equipped with a spacious walk in closet, a double-vanity en suite with a separate tub/shower. Basement features a games room with a pool table included, potential gym space, and another large bedroom. Outside there is parking for 10+ vehicles. Beautifully upgraded balcony, hot tub in the back yard, stunning landscaping and new sprinkler system. High efficiency furnace and upgraded filtration for better IAQ