



Presented by:

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RE/MAX Treeland Realty

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elevation**Active**
R2436683Board: F
House/Single Family**8717 222A STREET**Langley
Fort Langley
V1M 3S8

Residential Detached

\$1,595,000 (LP)

(SP)



Sold Date:	Frontage (feet):	125.96	Original Price: \$1,595,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1989
Depth / Size: 192.06	Bathrooms:	4	Age: 31
Lot Area (sq.ft.): 28,758.00	Full Baths:	3	Zoning: RU-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$0.00
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-000-658
			Tour: Virtual Tour URL

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: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Community**
 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: **2 min** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

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

Legal: **SALE CANNOT BE COMPLETED UNTIL PROPOSED SUBDIVISION IS REGISTERED**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Storage Shed**

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 8'			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			No
6			No
7			No
8			No

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 unique 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, 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. Brand new hot water tank installed Fall 2019, High efficiency furnace and upgraded filtration for better IAQ