



Presented by:

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elevation

Active
R2438320

Board: F
House/Single Family

21625 MONAHAN COURT

Langley
Murrayville
V3A 8N1

Residential Detached

\$1,268,000 (LP)

(SP)



Sold Date: Frontage (feet): **51.18** Original Price: **\$1,268,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1998**
Depth / Size: **151.25** Bathrooms: **4** Age: **22**
Lot Area (sq.ft.): **7,503.00** Full Baths: **3** Zoning: **CD-4**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,927.95**
Rear Yard Exp: **Northwest** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **019-004-834**
Tour: **Virtual Tour URL**

View: **Yes: Mountain View**

Complex / Subdiv: **Murray's Corner**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**

Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **3 BLKS**
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 63 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN LMP19453**

Amenities:

Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'2 x 15'6	Bsmt	Family Room	25'2 x 14'10			x
Main	Dining Room	14'6 x 11'3	Bsmt	Games Room	14'2 x 11'6			x
Main	Kitchen	14'3 x 10'7	Bsmt	Bedroom	13' x 11'2			x
Main	Office	15' x 12'3	Bsmt	Bedroom	14'2 x 11'3			x
Main	Foyer	8'7 x 6'11			x			x
Above	Master Bedroom	20' x 16'1			x			x
Above	Walk-In Closet	7' x 6'11			x			x
Above	Bedroom	13'10 x 9'6			x			x
Above	Bedroom	11'2 x 10'1			x			x
Above	Bedroom	15' x 12'3			x			x

Finished Floor (Main): **1,449**
Finished Floor (Above): **1,409**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,277**
Finished Floor (Total): **4,135 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,135 sq. ft.**

of Rooms: **14**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	5	No
4	Bsmt	4	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

Room with a view! Lots of room in this spacious, updated home on a quiet, cul-de-sac street in Murray's Corner. This executive 2 storey w/ fully finished, walkout bsmt is loaded with features incl great room with soaring ceilings, bright open layout, large den, rich hardwood floors, spacious eating area and kitchen w/ island, stainless appliances, gas range & brand new quartz counter tops. A sizable covered deck off the kitchen enjoys a picturesque view of the North Shore Mountains. The open staircase leads up to 4 bdrms including master with 5pc ensuite. Downstairs are 2 more bdrms w/ family/games room areas that open to the covered patio and private yard. Freshly painted exterior and beautiful landscaping w/ stone walkways, fish pond and gardens w/ a huge selection of plants & flowers.