



Presented by:

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RE/MAX Treeland Realty

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**elevation****Active**  
**R2427897**Board: F  
House/Single Family**20359 94A AVENUE**Langley  
Walnut Grove  
V1M 1G2

Residential Detached

**\$1,788,800** (LP)   
(SP) Sold Date:  
Meas. Type: **Feet**  
Depth / Size: **140**  
Lot Area (sq.ft.): **8,247.00**  
Flood Plain:  
Rear Yard Exp: **North**  
Council Apprv?:  
If new, GST/HST inc?: **No**Frontage (feet): **60.00**  
Bedrooms: **6**  
Bathrooms: **5**  
Full Baths: **4**  
Half Baths: **1**  
Original Price: **\$1,798,800**  
Approx. Year Built: **2019**  
Age: **1**  
Zoning: **R-1D**  
Gross Taxes: **\$3,255.23**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **030-369-631**  
Tour: **Virtual Tour URL**View: **No** :  
Complex / Subdiv:Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **Sanitation**Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**Legal: **LOT E SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP74472**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Dishwasher, Garage Door Opener, Microwave, Oven - Built In, Refrigerator, Smoke Alarm, Stove, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	18' x 22'	Main	Bedroom	11'6 x 11'			x
Main	Dining Room	11'6 x 12'	Above	Master Bedroom	15' x 16'3			x
Main	Kitchen	11'6 x 15'	Above	Bedroom	11' x 12'6			x
Main	Wok Kitchen	7'10 x 8'9	Above	Bedroom	12' x 11'6			x
Main	Mud Room	9'9 x 7'	Above	Bedroom	11'5 x 13'6			x
Main	Foyer	9'1 x 13'7	Above	Laundry	9'6 x 8'			x
Main	Den	15' x 12'	Above	Media Room	20' x 19'6			x
Main	Living Room	15' x 12'6	Above	Walk-In Closet	5'3 x 9'6			x
Main	Kitchen	15' x 9'			x			x
Main	Bedroom	11'6 x 9'6			x			x

Finished Floor (Main): **2,330**  
Finished Floor (Above): **2,042**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **4,372 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **4,372 sq. ft.**# of Rooms: **18**  
# of Kitchens: **3**  
# of Levels: **2**  
Suite: **Legal Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	No
3	Above	5	Yes
4	Above	5	Yes
5	Above	3	Yes
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****New home by Sivia Construction in the heart of Walnut Grove. Open concept plan features soaring 20' tray ceiling in great room w/ floor to ceiling linear gas fireplace & eclipse accordion doors that open to large outdoor living space w/ gas fireplace. The chef's dream kitchen includes professional series Fisher & Paykel appliances, plus a spice kitchen or huge walk in pantry. The main floor includes a den and large mudroom plus a legal 825 SQFT 2-bedroom side-suite (fully above ground). Upstairs you'll find the master bedroom including a luxurious ensuite with free standing tub & spacious frameless glass shower enclosure w/ rain shower, wand & body jets. Also upstairs is the huge media room with wet bar plus 3 more spacious bedrooms, all with ensuites.**