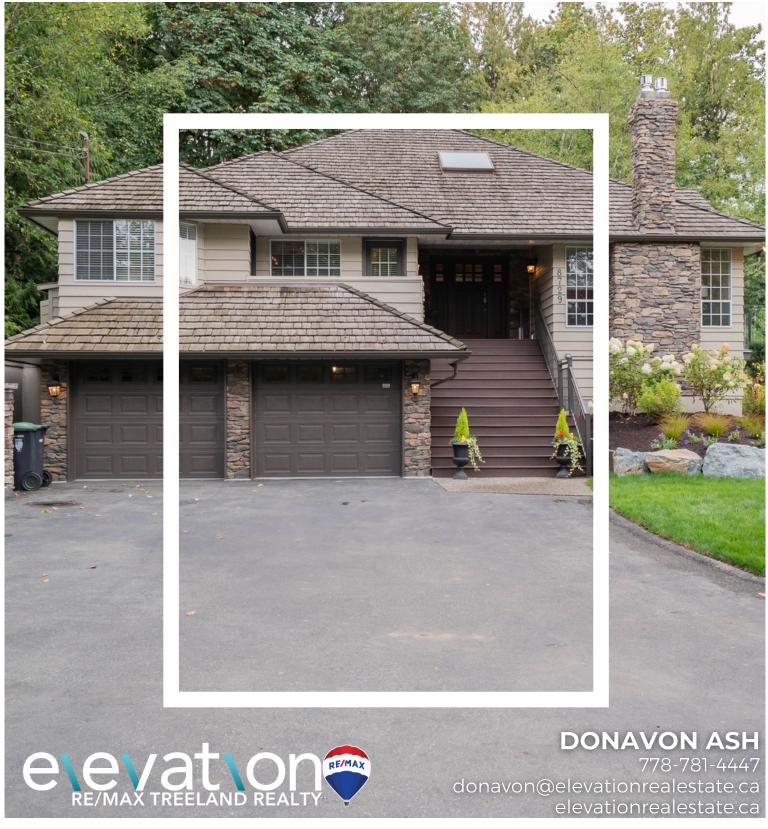
# **8717 222A STREET**

4 BEDROOM | 4 BATHROOM LOT SIZE: 28,758 SQFT | LIVING AREA: 4,210 SQFT



#### TOPHAM ESTATES

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 doublevanity en suite with a separate tub/shower. The walkout Basement features a perfect set up for the in-law's. 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

# **WALK SCORE**



### Walk Score Car-Dependent

Almost all errands require a car.



# Bike Score Somewhat Bikeable

>Minimal bike infrastructure.

## **COMMUTE** to downton Langley Twp







48 min





#### SCHOOL CATCHMENT

#### **Topham Elementary School**

21555 91 Avenue Langley, BC 3Z3 (604) 888-6111

#### **Walnut Grove Secondary School**

8919 Walnut Grove Langley, BC V1M 2N7 (604) 882-0220































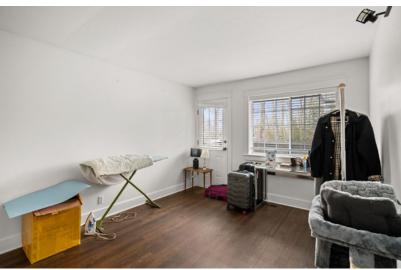




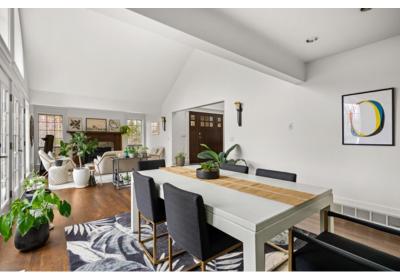










































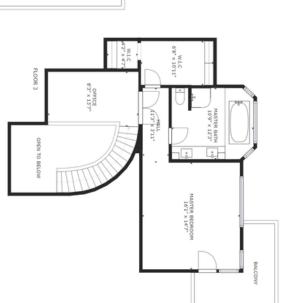




# FLOOR PLAN







SIZES AND DIMENSIONS ARE APPROXIMATE.

ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 1376 sq. ft, FLOOR 2: 1859 sq. ft
FLOOR 3: 689 sq. ft
TOTAL: 3925 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





#### Presented by:

#### **Donavon Ash**

**RE/MAX Treeland Realty** Cell: 778-751-4447 www.elevationrealestate.ca donavon@elevationrealestate.ca



Active R2556346

Board: F House/Single Family **8717 222A STREET** Langley

Fort Langley V1M 3S8

Residential Detached

\$1,999,900 (LP)

(SP) M



Sold Date: Frontage (feet): 125.96 Original Price: \$2,100,000 Approx. Year Built: 1989 Bedrooms: Meas. Type: Feet Depth / Size: 192.06 Bathrooms: 4 Age: Lot Area (sq.ft.): 28,758.00 Full Baths: 3 Zoning: RU-1 Flood Plain: Half Baths: Gross Taxes: \$0.00 Rear Yard Exp: West For Tax Year: 2021 Tax Inc. Utilities?: No Council Apprv?: If new, GST/HST inc?: P.I.D.: 031-109-730 Tour: Virtual Tour URL

Parking Access:

Dist. to School Bus:

Yes: Greenery/Forest

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Septic, Water

Sewer Type: City/Municipal

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Other, Stone, Wood Foundation:

**Concrete Perimeter** Rain Screen:

Renovations: # of Fireplaces: 3 Fireplace Fuel: Natural Gas

City/Municipal Water Supply:

**Electric, Natural Gas** Fuel/Heating: Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof:

Dist. to Public Transit: Title to Land: Freehold NonStrata

Total Parking: 10 Covered Parking: 2

Property Disc.: No PAD Rental: Fixtures Leased: No:

Fixtures Rmvd: Yes: see remarks

Hardwood, Wall/Wall/Mixed Floor Finish:

Parking: Add. Parking Avail., Garage; Double, Open

Legal:

STRATA LOT 1 PLAN EPS5329 DISTRICT LOT 238 LAND DISTRICT 2 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities:

RED Full Public

Site Influences: Golf Course Nearby, Private Setting, Private Yard, Treed

ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Storage Shed, Wine Cooler Features:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

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

Finished Floor (Main):	1,940	# of Rooms: <b>18</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	820	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,450	Suite: Other	3	Above	5	Yes	Pool:
Finished Floor (Total):	4,210 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 3	5			No	Gra Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished	6			No	9
Grand Total:	4,210 sq. ft.		7			No	
			8			No	

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

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The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.



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