

# 8717 222A STREET

4 BEDROOM | 4 BATHROOM

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



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RE/MAX TREELAND REALTY



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# 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 double-vanity 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



### Car-Dependent

Almost all errands require a car.



### Somewhat Bikeable

Minimal bike infrastructure.

## 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

## COMMUTE to downtown Langley Twp



30 min



48 min



54 min

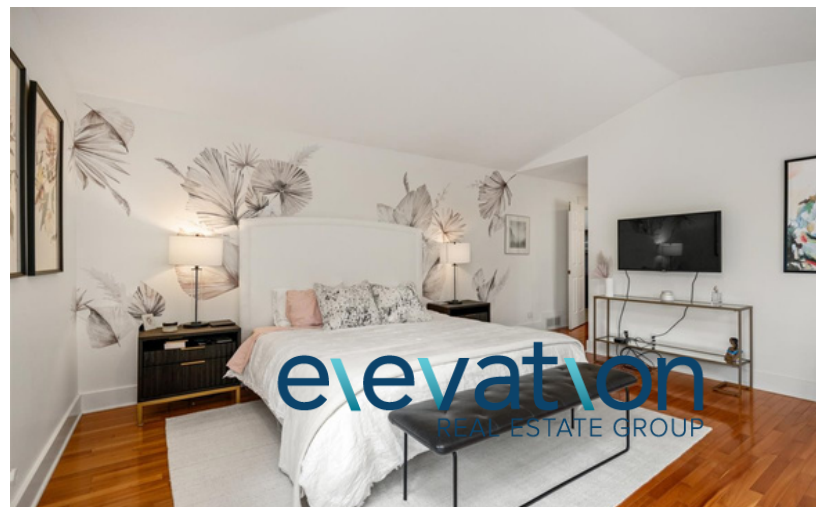


60+ min













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# FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE.  
ACTUAL MAY VARY.



GROSS INTERNAL AREA  
FLOOR 1: 1376 sq. ft. FLOOR 2: 1859 sq. ft.  
FLOOR 3: 689 sq. ft.  
TOTAL: 3925 sq. ft.  
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