19610 46 AVENUE

4 BEDROOM | 2 BATHROOM LOT SIZE: 12,000 SQFT | LIVING AREA: 2,061 SQFT



Welcome to this beautifully updated home on a HUGE 12,000 sqft lot connected to sewer! The open concept kitchen, dining and living area on the main floor is perfect for entertaining & spending time with family! The kitchen is well equipped with stainless steel appliances and plenty of storage space. Upstairs you will find 3 bedrooms including a master bedroom with walk in closet and a luxurious master ensuite complete with separate tub and frameless glass shower. The basement has been converted to a brand new luxurious 1 bedroom LEGAL suite complete with heated flooring in the bathroom and the kitchen! The South facing rear yard boasts a generous deck perfect for entertaining. Huge detached 44' X 24' shop with a 10' roll up door, electric heat, 125 amp service & 220 outlets. Covered 30' X 12' RV/boat structure. Security system in house & shop with cameras. All this on a Quiet no through street. Close to all amenities!







604-533-3491 elevationrealestate.ca



DONAVON ASH

WALK SCORE



Car-Dependent

Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

COMMUTE to downtown Langley













SCHOOL CATCHMENT

Alice Brown Elementary

20011 44 Avenue. Langley, BC V3A 6L8 (604) 534-0744

Brookswood Secondary

20902 37A Avenue. Langley, BC V3A 5N2 (604) 530-2141



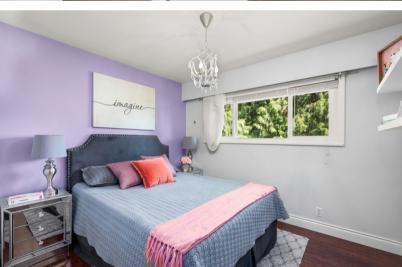


















e\eVat\one Real ESTATE GROUP

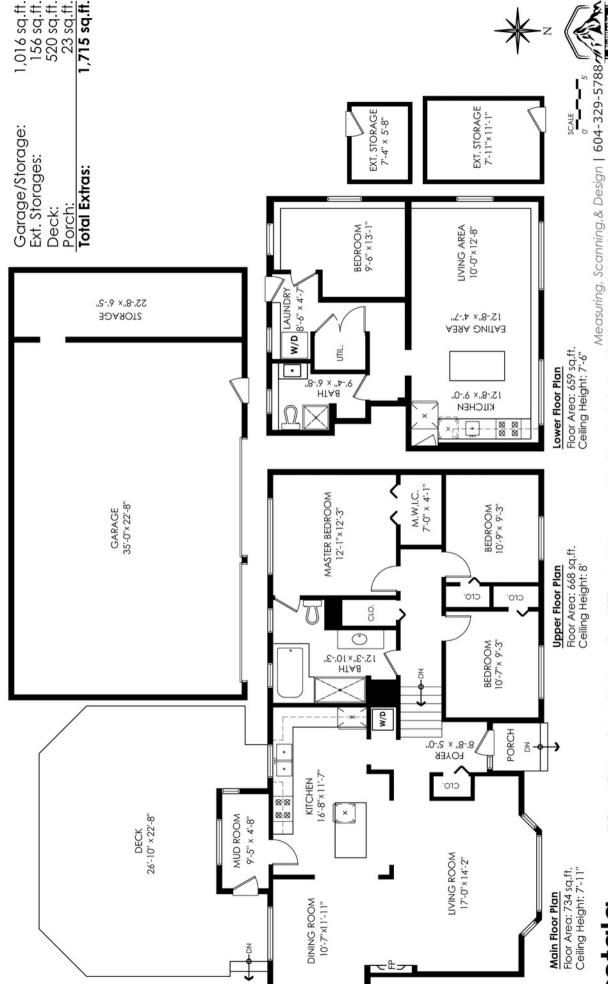
604.533.3491

www.elevationrealestate.ca Joel & Tyler Schacter*PREC



19610 46 Ave, Langley

1,016 sq.ft. 156 sq.ft. 520 sq.ft. 23 sq.ft. Garage/Storage: Ext. Storages: Porch: Deck:



E&O Insured. Total square foot calculated to gross unit area, SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include uninissined area.

PIXIWOrKS.com
This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. www. PiXIWorKS.com

Active R2579807 Board: F House/Single Family 19610 46 AVENUE

Langley Langley City V3A 3G7

Residential Detached \$1,399,900 (LP)

(SP) M

52

RS1



Original Price: \$1,399,900 Sold Date: Frontage (feet): 95.80 Meas. Type: Bedrooms: 4 Approx. Year Built: 1969 Feet 2 Depth / Size: 112.20 Bathrooms: Age: Lot Area (sq.ft.): 12,000.00 Full Baths: 2 Zoning:

> Half Baths: Gross Taxes: \$4,684.46 For Tax Year: 2020 Tax Inc. Utilities?: No

> > Parking Access:

Dist. to School Bus:

P.I.D.: 008-506-744 Tour: Virtual Tour URL

View: No: Complex / Subdiv:

Total Parking: 10

Dist. to Public Transit:

Property Disc.: Yes

Fixtures Leased: No:

Fixtures Rmvd: No:

PAD Rental:

Floor Finish:

Council Apprv?:

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

Laminate, Tile

Title to Land: Freehold NonStrata

Covered Parking: 5

Parking: Add. Parking Avail., Carport & Garage, RV Parking Avail.

Style of Home: Split Entry Construction: Frame - Wood

Exterior:

Foundation: Concrete Perimeter

Rain Screen: Reno. Year: Renovations: R.I. Plumbing: R.I. Fireplaces:

of Fireplaces: 1 Fireplace Fuel: Natural Gas

Water Supply:

Fuel/Heating:

Outdoor Area: Patio(s) & Deck(s)

Type of Roof: Asphalt

City/Municipal Forced Air, Natural Gas, Radiant

LOT 119 SECTION 34 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 38616 Legal:

Amenities:

Site Influences: Central Location, Private Setting, Recreation Nearby, Treed ClthWsh/Dryr/Frdg/Stve/DW, Security System, Storage Shed Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'2	Below	Eating Area	12'8 x 4'7			X
Main	Kitchen	16'8 x 11'7	Below	Kitchen	12'8 x 9'			x
Main	Dining Room	10'7 x 11'11	Below	Bedroom	9'6 x 13'1			x
Main	Mud Room	9'5 x 4'8	Below	Laundry	8'6 x 4'7			x
Main	Foyer	8'8 x 5'			x			x
Above	Master Bedroom	12'1 x 12'3			x			x
Above	Walk-In Closet	4' x 4'1			x			x
Above	Bedroom	10'7 x 9'3			x			X
Above	Bedroom	10'9 x 9'3			x			
Relow	Living Room	10' x 12'8			¥			

Finished Floor (Main):	734	# of Rooms:14		Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	668	# of Kitchens: 2		1	Above	4	Yes	Barn:
Finished Floor (Below):	659	# of Levels: 3		2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None		3			No	Pool:
Finished Floor (Total):	2,061 sq. ft.	Crawl/Bsmt. Height:		4			No	Garage Sz:
		Beds in Basement: 0	Beds not in Basement:4	5			No	Door Height:
Unfinished Floor:	0	Basement: Crawl		6			No	
Grand Total:	2,061 sq. ft.			7			No	
				8			No	

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

RED Full Public (Blank)

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

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info@elevationrealestate.ca 604-533-3491



