4880 203 STREET

3 BEDROOM | 2 BATHROOM LOT SIZE: 21,097 SQFT | LIVING AREA: 1,492 SQFT



Your parklike oasis awaits! This 3bed, 2-bath rancher w/ double garage on picturesque ½ acre offers serenity in the City, backing onto Pleasantdale Creek greenbelt. Proposed Urban Residential Zoning in revised OCP allows house w/ legal suite + detached garden suite (coach house). RV Parking avail. & drive-thru access to rear yard for shop. Thoughtfully designed & custom built. Pristine cedar skylight allowing in plenty of natural light. Updated w/ ambient light fixtures, new doors, and engineered hardwood flooring. Large family room w/ floor-to-ceiling 2way original brick fireplace & breakfast nook adjacent to kitchen + living & dining rooms overlooking private, landscaped rear yard w/ spacious patio. Short walk to Elementary & Middle schools, parks & trails, and historic Langley city.



elevationrealestate.ca

604-533-3491





JOEL SCHACTER TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE



Car-Dependent Almost all errands require a car

SCHOOL CATCHMENT

Simonds Elementary

20190 48 Avenue Langley, BC V3A 3L4 (604) 530-2361

H.D. Stafford Middle School

20441 Grade Crescent Langley V3A 4J8 (604) 534-9285

Langley Secondary 21405 56 Avenue Langley V2Y 2N1 (604) 534-4171



Somewhat Bikeable Minimal bike infrastructure













COMMUTE to downton Langley

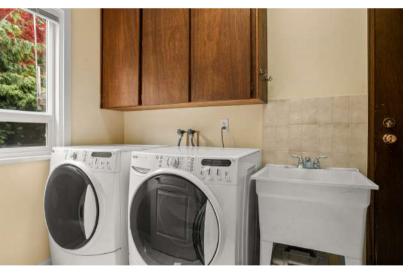




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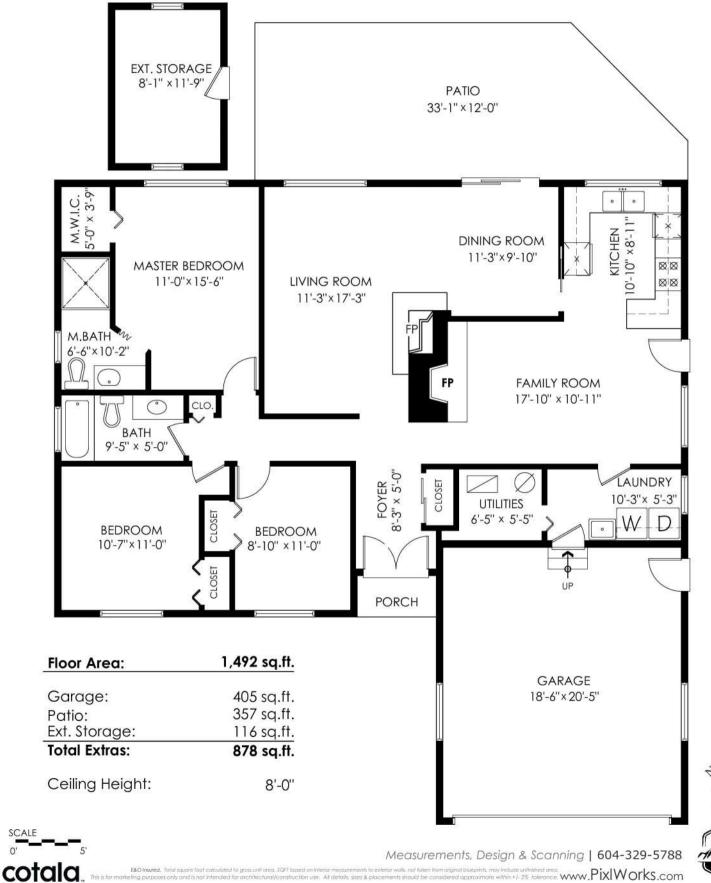








Joel & Tyler Schacter*PREC www.elevationrealestate.ca



E&O insured. Total square foot calculated to gross unit area. 10FT based an interior measurements to extention walks not taken from utiginal bikeprints, may include utilinithed area.

Board:F House/Sincle	PRICE		4880 203 STREET Langley Langley City V3A 1V1			Residential Detached \$1,399,900 (LP) (SP) M			
NEW			Sold Date: Meas. Type:	Feet	Frontage (fe Bedrooms:	et): 73.49 3	Original Price: Approx. Year B	3. S	
STR			Depth / Size	2 89.70	Bathrooms:	2	Age:	42	
			Lot Area (sq	.ft.): 21,097.00	Full Baths:	2	Zoning:	RS1	
ANSIS	A TON CONCIDENT	and the second	Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,809.0	
			Rear Yard E	xp: East			For Tax Year:	2020	
		1	Council App	rv?:			Tax Inc. Utilitie	es?: No	
			If new, GST	/HST inc?:			P.I.D.: 008-66	3-513	
							Tour: Virtual	Tour URL	
			View: Complex / S	No :					
	and the second se	Alter the state		nnected: Electrici	v, Natural Gas	, Sanitary S	ewer, Storm Sew	er, Water	
tyle of Home	Rancher/Bungalow			Total Parking: 8			ing Access:		
onstruction: derior:	Frame - Wood Wood	Parking: Add. Parking Avail., Garage; Double							
oundation: ain Screen: enovations:	Concrete Perimeter	Reno. Y R.I. Plu		Dist. to Public Tr Title to Land:	ansit: Steps F reehold NonSt		to School Bus: Step	5	
of Fireplaces	5:2	R.I. Fire		Property Disc.:	Yes				
ireplace Fuel:	Wood			PAD Rental:					
	City/Municipal			Fixtures Leased:					
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ype of Roof:				Theor Thildh.	naranoou, me				
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-9									
	Storage								
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Listing Broker(s): RE/MAX Treeland Realty

RE/MAX Treeland Realty

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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No