

22354 OLD YALE ROAD

4 BED | 3 BATH

LOT SIZE 10,234 SQFT | LIVING AREA 3,670 SQFT



Totally remodeled 2 storey on ¼ acre! Spectacular gourmet kitchen, w/ 6 burner gas range, full size side-by-side fridge & freezer, bar fridge, drawer microwave & oversized island w/ B/I walnut butcher block: perfect for entertaining w/ multiple cooks at once. Adjacent bright, spacious family room entertaining space w/ custom built-ins, gas F/P & French doors to private, South facing yard. Formal dining/living rooms, incl. wood burning F/P, perfect for a crackling fire on cold winter nights. Huge main bedroom w/ luxury dream ensuite, walk-in shower, heated floors, individual vanities & plenty of room for 2 to get ready in your own space. Upstairs incl 3 more generous bedrooms plus a rec room w/ B/I bar above the garage. Also incl. new furnace, A/C, in-ground sprinklers & sec-sys w/cameras.



604-704-8551
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL & TYLER SCHACTER
PERSONAL REAL ESTATE CORPORATION

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

WALK SCORE



Car-Dependent

Most errands require a car



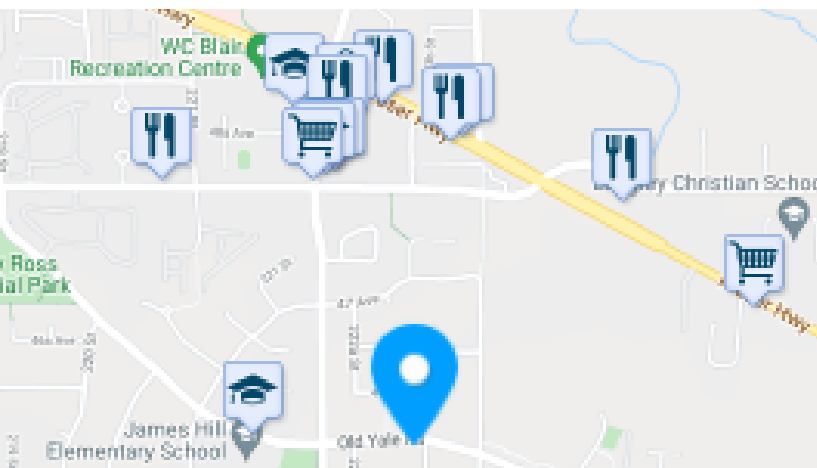
Bikeable

Some bike infrastructure



Some Transit

Some bike infrastructure



SCHOOL CATCHMENT

James Hill Elementary

22144 Old Yale Road
Langley, BC V2Z 1B5
(604) 530-0251

H.D. Stafford Middle School

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

Langley Secondary

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

COMMUTE to downtown Langley



8 min



15 min

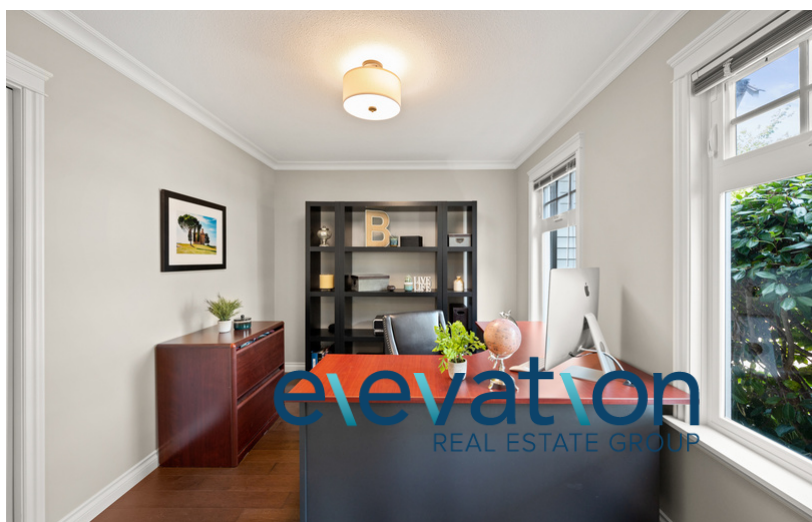


18 min



45 min







Active
R2602182
 Board: F
 House/Single Family

22354 OLD YALE ROAD

Langley
 Murrayville
 V2Z 1A8

NEW PRICE!
\$1,799,900



Sold Date: If new, GST/HST inc?:
 Meas. Type: **Feet** Bedrooms: **4**
 Frontage(feet): **78.41** Bathrooms: **3**
 Frontage(metres): **23.90** Full Baths: **2**
 Depth / Size: **141.08** Half Baths: **1**
 Lot Area (sq.ft.): **10,234.00** Rear Yard Exp: **South**
 Lot Area (acres): **0.23** P.I.D.: **017-388-252**
 Flood Plain:
 View: **No :**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$1,849,900**
 Approx. Year Built: **1991**
 Age: **30**
 Zoning: **R-1E**
 Gross Taxes: **\$5,946.39**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 Tour: **Virtual Tour URL**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations: **Addition**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **5 Blks** Dist. to School Bus: **3 Blks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 2 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN LMP402**

Amenities:
 Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Sprinkler - Fire, Storage Shed, Vacuum - Built In, Wet Bar, Wine Cooler**

Finished Floor (Main):	1,720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,950	Main	Foyer	7'7 x 5'0	Above	Recreation Room	18'4 x 30'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'7 x 18'2	Above	Bedroom	12'11 x 10'6	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 11'3	Above	Walk-In Closet	7'2 x 6'3	Above	4
Finished Floor (Basement):	0	Main	Kitchen	20'5 x 21'2			x	Above	4
Finished Floor (Total):	3,670sq. ft.	Main	Family Room	17'8 x 21'2			x		
Unfinished Floor:	0	Main	Laundry	7'2 x 8'6			x		
Grand Total:	3,670sq. ft.	Main	Office	12'6 x 9'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Master Bedroom	12'8 x 29'11			x		
Suite:None		Main	Walk-In Closet	6'2 x 7'6			x		
Basement:Crawl		Above	Bedroom	12'11 x 9'8			x		
		Above	Walk-In Closet	4'11 x 5'2			x		
		Above	Bedroom	12'4 x 10'10			x		
		Above	Walk-In Closet	5'3 x 5'4			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

elevation
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