

For Multi-Picture Tour Go To:
www.mitten-realty-services.com



21769 46 Avenue, Langley

\$1,065,800.00

Spacious & Updated 2,745 Sq. Ft., 2 Storey Home Located on 8,606 Sq. Ft. Lot in Murrayville

2745 square foot two storey family home in Murrayville boasts attractive decor and many updates including: heat pump (A/C), furnace, hot water tank, vinyl windows, blinds, entry door, some floors and baths. Entertainment sized dining room and living room with gorgeous hardwood floors, attractive updated decor highlighted by crowns and moldings and newer gas fireplace with ledgerstone facing. Spacious family room with gas fireplace, door to patio and with hardwood floors flowing into spacious kitchen with scads of cabinets, breakfast bar and built-in nook. Main floor den for your home office or computer needs. Two piece powder room for convenience of guests. Upper level boasts games room with kitchenette, four bedrooms and two baths including updated master bedroom with walk-in closet with built-in cabinets and organizers and updated four piece ensuite with in floor heat, oversized shower with 2 shower heads, granite counter and two sinks. Spacious patio with gas outlets for heater and BBQ. RV parking. A must see.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at



Prudential

Power Play
Realty

604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Main Level: 1295 SQUARE FEET

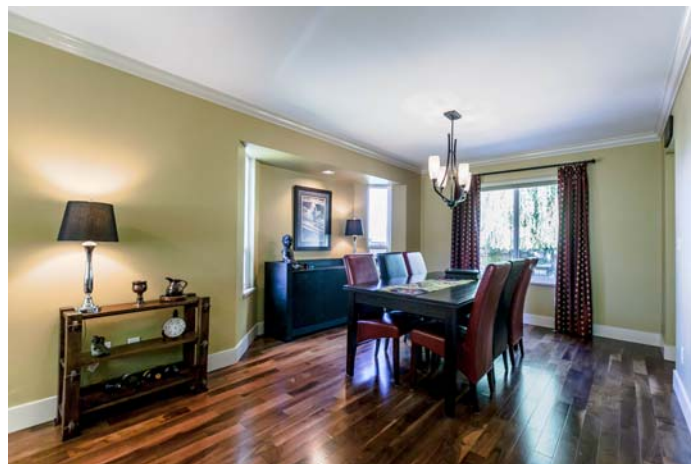
Entrance Hall: 9' x 8'



Living Room: 19'11 x 12'6



Dining Room: 12'2 x 11'7



Kitchen: 12'9 x 9'10



Eating Area: 11'10 x 7'7



Family Room: 16'2 x 13'5



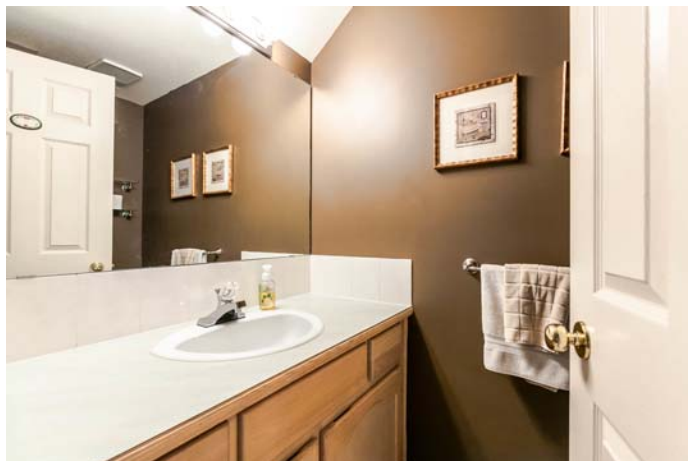
Bedroom/Den: 10'2 x 8'11



Laundry: 7'11 x 5'1



2 Piece Bathroom



UPPER LEVEL: 1,450 SQUARE FEET

Upstairs Landing:



Master Bedroom: 17'5 x 12'11



4 – Piece Master Ensuite



Bedroom: 9'11 x 9'8



Bedroom: 12'8 x 9'4



4 – Piece Main Bathroom



Bedroom: 10'11 x 10'1



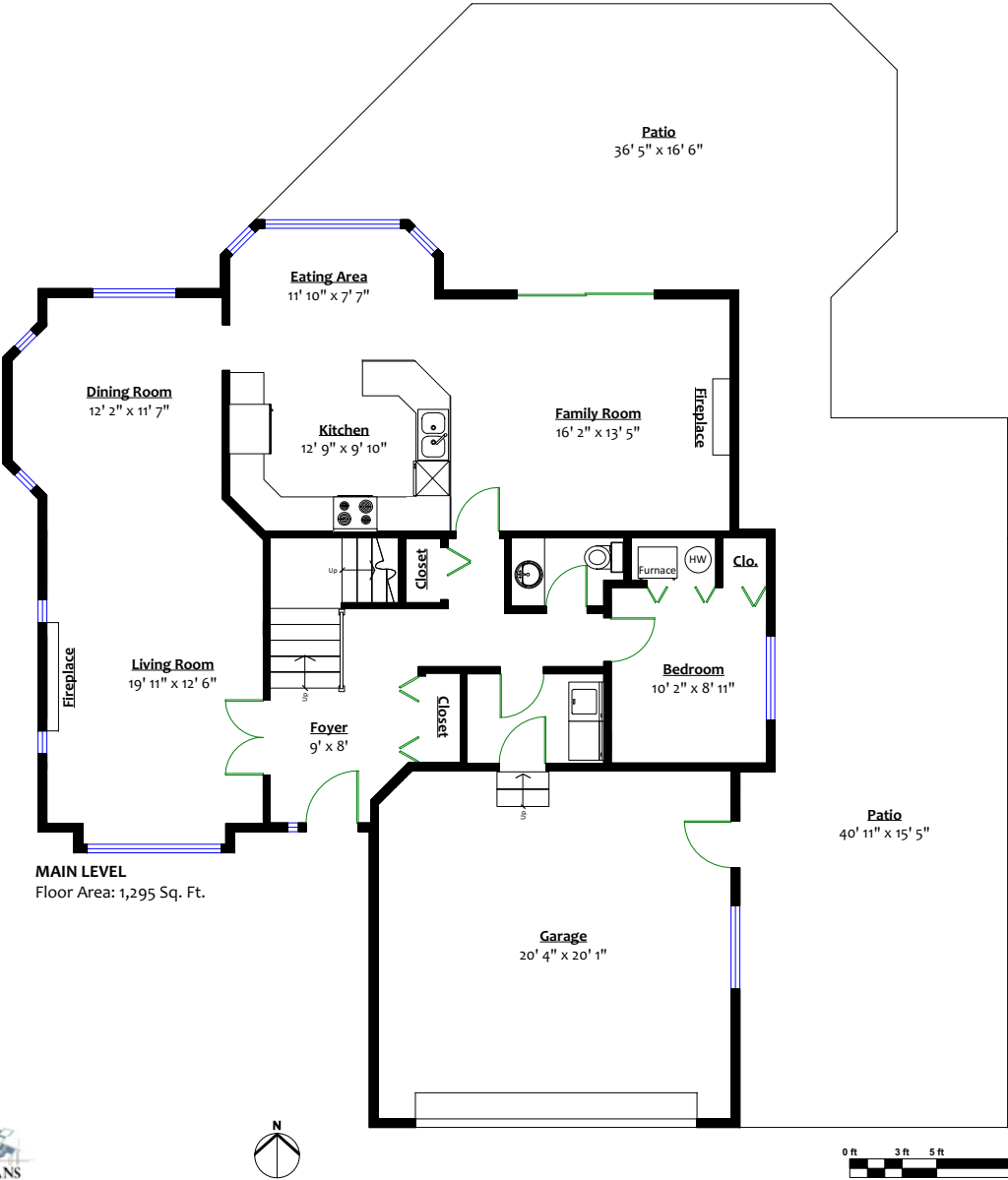
Games Room/Bedroom: 17'4 x 16'9



Features Of This Fine Home:

- ⌘ **2745 Square Foot Two Storey Family Home In Murrayville Boasts Attractive Decor And Many Updates Including: Heat Pump (A/C), Furnace, Hot Water Tank, Vinyl Windows, Blinds, Entry Door, Some Floors And Baths.**
- ⌘ **Entertainment Sized Dining Room And Living Room With Gorgeous Hardwood Floors, Attractive Updated Decor Highlighted By Crowns And Moldings And Newer Gas Fireplace With Ledgestone Facing.**
- ⌘ **Spacious Family Room With Gas Fireplace, Door To Patio And With Hardwood Floors Flowing Into Spacious Kitchen With Scads Of Cabinets, Breakfast Bar And Built-In Nook.**
- ⌘ **Main Floor Den For Your Home Office Or Computer Needs.**
- ⌘ **Two Piece Powder Room On Main For Convenience Of Guests.**
- ⌘ **Upper Level Boasts Games Room With Kitchenette, Four Bedrooms And Two Baths Including Updated Master Bedroom With Walk-In Closet With Built-In Cabinets And Organizers And Updated Four Piece Ensuite With In Floor Heat, Oversized Shower With 2 Shower Heads, Granite Counter And Two Sinks.**
- ⌘ **Spacious Patio With Gas Outlets For Heater And BBQ. RV Parking. A Must See.**

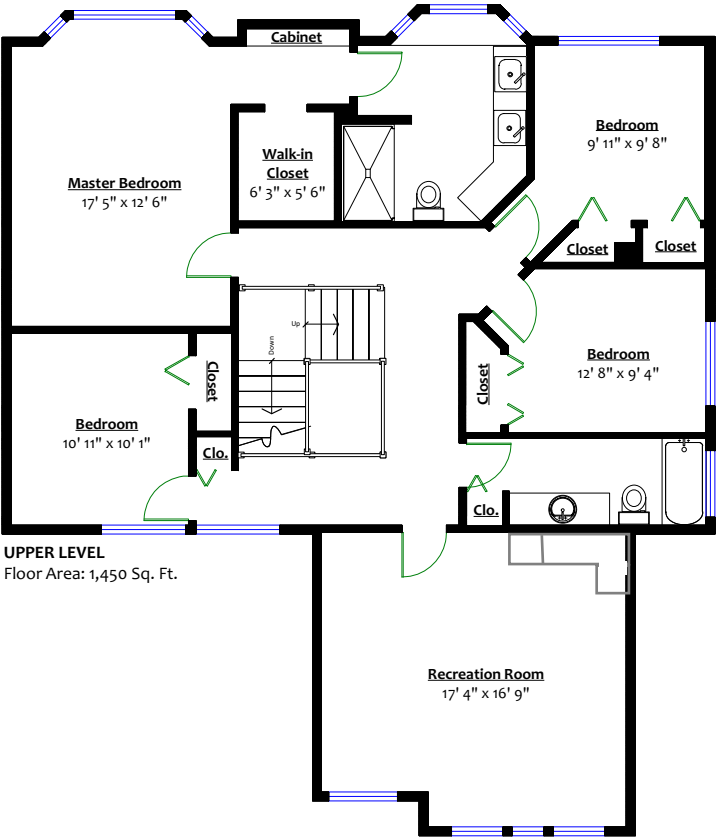




**21769 46 Avenue,
Langley, B.C.**

Totals**


Main Level:	1,295 sq. ft.	Garage:	435 sq. ft.
Upper Level:	1,450 sq. ft.	Patio:	1,121 sq. ft.
Total:	2,745 sq. ft.	Total:	1,556 sq. ft.



** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints

 **Double Garage**



 **Taxes - \$ 5,315.95**

Lot: 61.18' x 139.15' - 8,606 Sq. Ft.



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Forms Survey

PLAN SHOWING BUILDINGS CONSTRUCTED ON LOT 4

SECTION 31 TOWNSHIP 10

N.W.D. PLAN 86831

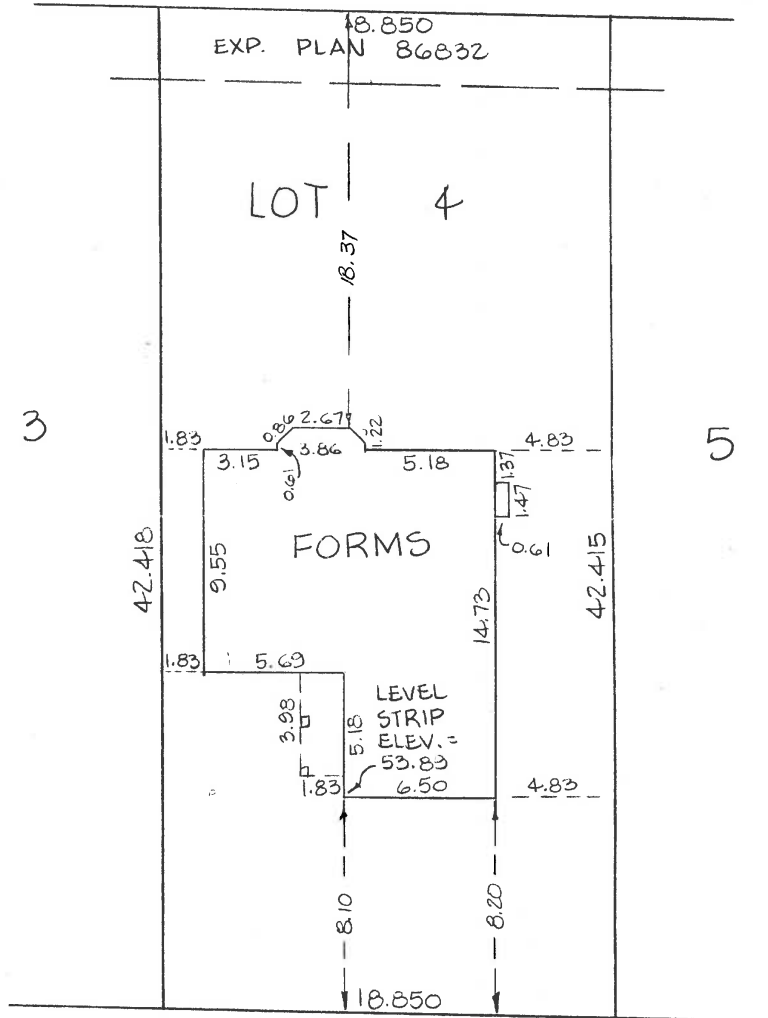
SCALE 1:250

CIVIC ADDRESS:

21769 - 46th AVENUE

LANGLEY, B.C.

P.I.D. - 016-489-527



46th AVENUE

HENRY A.R.P. ALDRIDGE
B.C. LAND SURVEYOR
CLOVERDALE B.C.
PHONE: 574-7311

CERTIFIED CORRECT THIS 26th DAY OF
OCTOBER 1990

John M. Burnik

B.C.L.S.

CLIENT'S FILE: VANDERHORST

NOTES: Property boundary dimensions shown hereon, are according to the registered plan and documents.

Distances are in metres and decimals.

This plan is insufficient for the re-establishing of property boundaries we accept no responsibility for unauthorized use.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

OUR FILE: LL 3553