

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



4857 214A Street, Langley

\$1,298,800.00

**Spectacular 2,483 Sq. Ft. Rancher With Loft On A ¼ Acre Lot
in Desirable Murrayville Location**

2483 square foot rancher with a loft with master bedroom on main floor on 10,010 square foot lot in Murrayville must be seen to appreciate. Boasting spacious open plan with a great room with hardwood floors, dramatic vaulted ceiling and see through stacked stone gas fireplace to spacious family room with French door to covered deck. Gorgeous kitchen with a shaker style cabinets, granite counters, island with a breakfast bar, walk-in pantry and spacious eating area with a door to covered deck. Flex room will accommodate your home office or computer needs. Two piece powder room on main for convenience of guests. Main floor master bedroom suite with newer floors, his and her closets with organizers and updated three piece ensuite. Upper level boasts two bedrooms (one with a huge walk-in closet), four piece bathroom, and games room which could double as another bedroom. A must see on 1/4 ac lot with lots of privacy behind. A rare find in a great location.



*Performance
Power Play Realty*

The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

604-533-3231

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

Features Of This Fine Home...

Main Level: 1,655 Square Feet.

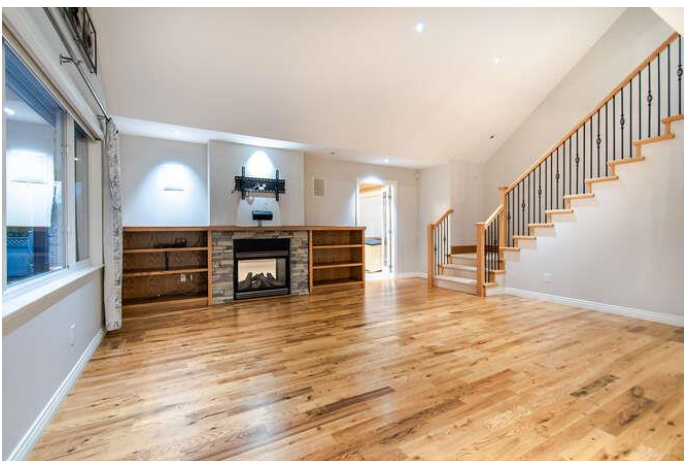
Foyer: 13'1 x 5'



Den: 11'9 x 10'2



Great Room: 18'4 x 15'2



Kitchen: 12' x 12'



Dining Room: 12' x 7'9"



Family Room: 18'4" x 13'2"



Master Bedroom: 22'2 x 12'8



Three Piece Master Ensuite:



Master Walk-in Closet: 5'6 x 3'7 plus Second Closet

Laundry Room: 7'2 x 8'2



Two Piece Powder Room:

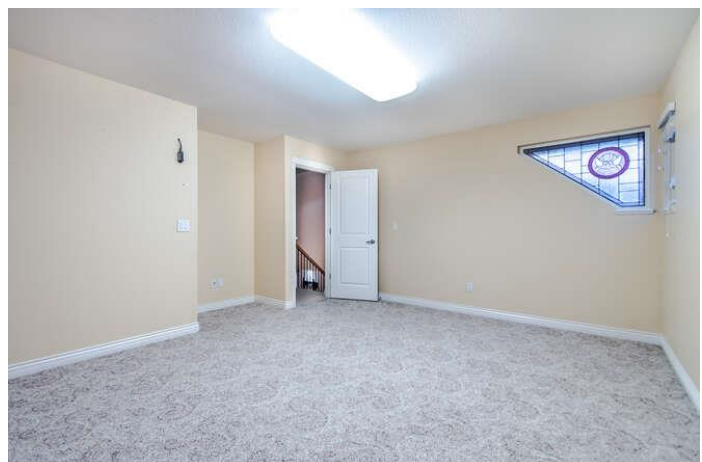


UPPER LEVEL: 828 Square Feet

Four Piece Main Bathroom:



Games Room (Could Double as another Bedroom): 15'3 x 15'



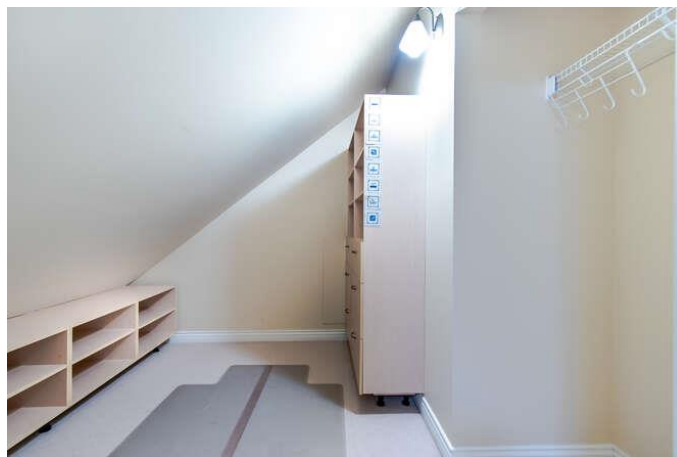
Bedroom: 11'8 x 10'1



Bedroom: 11'7 x 9'9



Walk-in Closet/Storage: 10'3 x 10'1



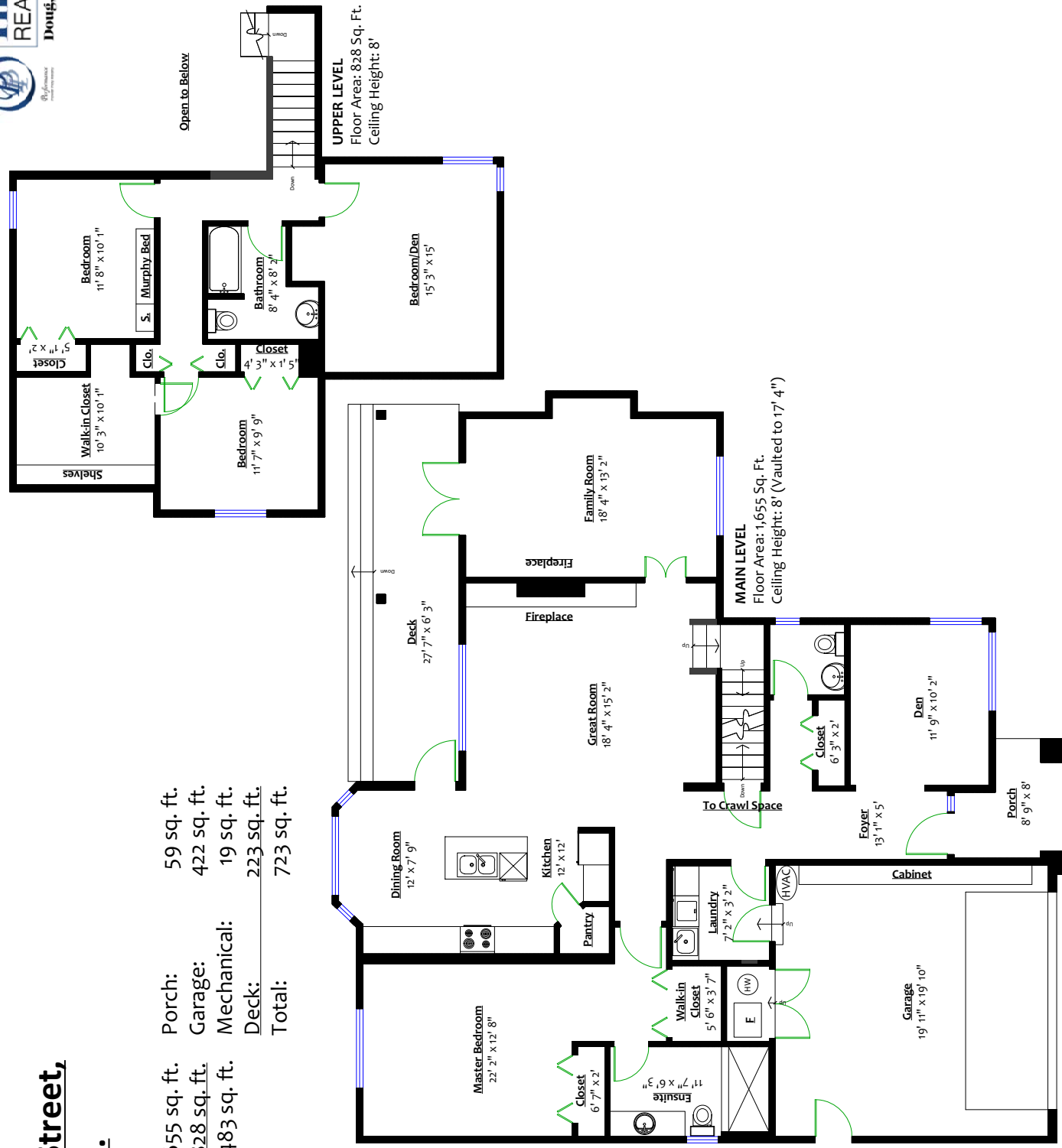
Features Of This Fine Home:

- 🏡 **2,483 Square Foot Rancher With A Loft, Master Bedroom On Main Floor On 10,010 Square Foot Lot In Murrayville Must Be Seen To Appreciate.**
- 🏡 **Boasting Spacious Open Plan With A Great Room With Hardwood Floors, Dramatic Vaulted Ceiling And See Through Stacked Stone Gas Fireplace To Spacious Family Room With French Door To Covered Deck**
- 🏡 **Gorgeous Kitchen With A Shaker Style Cabinets, Granite Counters, Island With A Breakfast Bar, Walk-In Pantry And Spacious Eating Area With A Door To Covered Deck.**
- 🏡 **Flex Room/Den Will Accommodate Your Home Office Or Computer Needs.**
- 🏡 **2 Piece Powder Room On Main For Convenience Of Guests.**
- 🏡 **Main Floor Master Bedroom Suite With Newer Floors, His And Her Closets With Organizers And Updated 3 Piece Ensuite.**
- 🏡 **Upper Level Boasts 2 Bedrooms (One With A Huge Walk-In Closet), 4 Piece Bathroom, & Games Room Which Could Double As Another Bedroom.**
- 🏡 **A Must See On 1/4 Ac Lot With Lots Of Privacy Behind. A Rare Find In A Great Location.**
- 🏡 **Lot: 55' X 180' – 10,010 Square Foot Fenced Lot**
- 🏡 **Gross Taxes: \$5,676.15**



**4857 214A Street,
Langley, B.C.**

| | | | |
|--------------|---------------|-------------|-------------|
| Main Level: | 1,655 sq. ft. | Porch: | 59 sq. ft. |
| Upper Level: | 828 sq. ft. | Garage: | 422 sq. ft. |
| Total: | 2,483 sq. ft. | Mechanical: | 19 sq. ft. |
| | | Deck: | 223 sq. ft. |
| | | Total: | 723 sq. ft. |



** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. DBO Insured for \$,000,000