

**For Multi-Picture Tours Go To:  
[www.mitten-realty-services.com](http://www.mitten-realty-services.com)**



**19939 35A Avenue, Langley**

**\$1,317,700**

**Attractive 1,545 Sq. Ft. Rancher On 10,846 Sq. Ft. Lot In Brookwood**

1,545 square foot family home with attractive décor and many updates on 10,846 square foot lot with 35'4 x 21'4 detached shop on quiet street in desirable Brookwood area. Boasting many updates including, some flooring and refinished hardwood, paint, updated kitchen, windows, septic (done with permits), upgraded electrical panel, upgraded insulation in attic and crawlspace, Navion hot water on demand, Hydroxyl Air Purification System and more. Spacious dining room will facilitate your more formal dinner entertaining. Updated kitchen with large island with breakfast bar overlooks great room with cozy gas stove/fireplace. Four piece bathroom. Four bedrooms -fourth bedroom (next to great room) can double as home office. 10,846 square foot lot and detached shop make this an absolute must see.



Performance  
Power Play Realty

**The Mitten**  
REAL ESTATE TEAM

**Doug, Bonnie & David Mitten**

**604-290-5480**



# Features Of This Fine Home...

**Main Level:     1,545 Square Feet**

**Foyer: 8'6 x 6'3**

**Dining Room: 12'6 x 12'4**



**Great Room: 19'4 x 12'7**







**Kitchen: 17'8 x 10'6 + Eating Area**



**Bedroom: 11'11 x 9'5'**



**Bedroom: 11'11 x 10'**



**Bedroom: 11'4 x 10'**



**Bedroom: 11'4 x 9'**





#### **4 Piece Bath**



**2021 Annual Taxes:      \$4,398.25**

#### **Features Of This Fine Home:**



- ⌘ Updated 1,545 Square Foot Family Home On 10,846 Square Foot Lot With 35'4 X 21'4 Detached Shop On Quiet Street In Desirable Brookwood Area.**
- ⌘ Boasting Attractive Décor & Flooring & Many Updates Including Some Flooring & Refinished Hardwood Flooring, Kitchen, Windows, Septic (Done With Permits), Electrical Panel, Insulation In Attic And Crawlspace, Navion Hot Water On Demand, Hydroxyl Air Purification System And More.**
- ⌘ Spacious Dining Room Will Facilitate Your More Formal Dinner Entertaining.**
- ⌘ Updated Kitchen With Large Island With Breakfast Bar Overlooks Great Room With Cozy Gas Stove/Fireplace.**
- ⌘ Four Bedrooms – Fourth Bedroom (Next To Great Room) Can Double As Home Office.**
- ⌘ Four Piece Bathroom (tub/shower diverter needs to be replaced).**
- ⌘ 10,846 Square Foot Lot And Detached Shop Make This An Absolute Must See.**



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## 19939 35A Avenue, Langley, B.C.

### Totals\*\*

Main Level: 1,545 sq. ft.

Front Porch: 18 sq. ft.

Garage: 269 sq. ft.

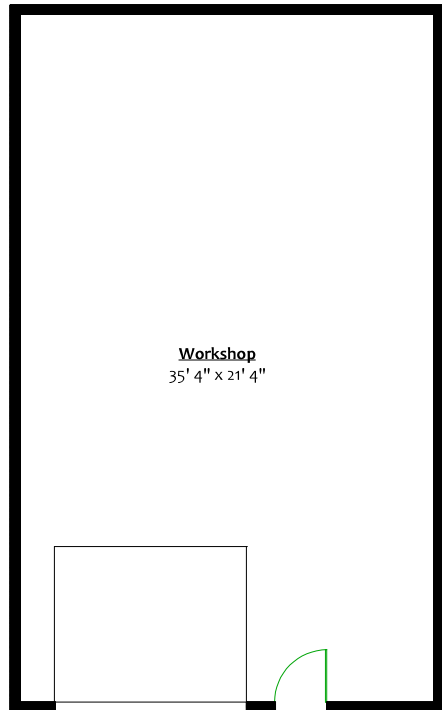
Right Patio: 124 sq. ft.

Back Porch: 51 sq. ft.

Left Patio: 558 sq. ft.

D.Workshop: 808 sq. ft.

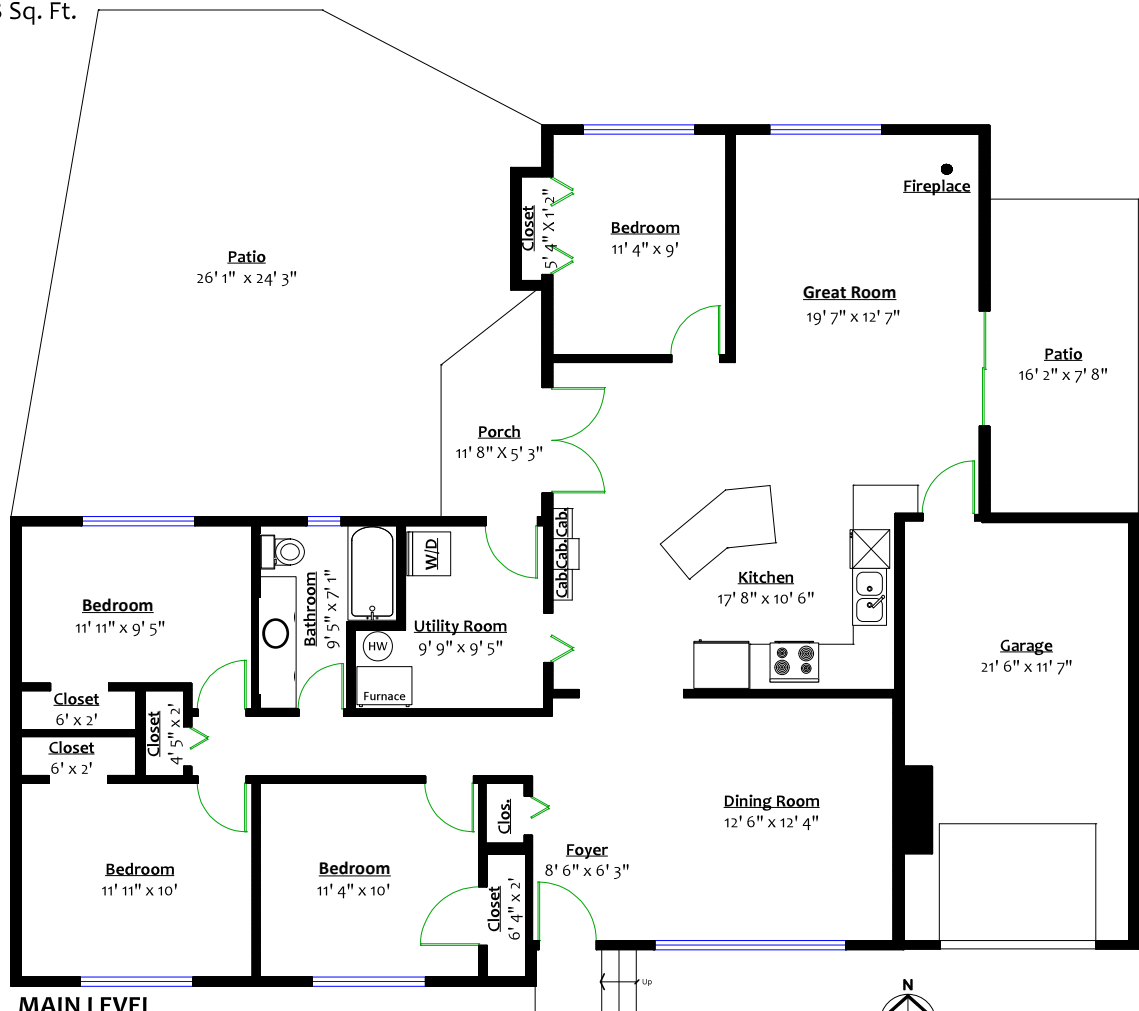
Total: 1,828 sq. ft.



**Workshop**  
35' 4" x 21' 4"

### DETACHED WORKSHOP

Floor Area: 808 Sq. Ft.



### MAIN LEVEL

Floor Area: 1,545 Sq. Ft.

Ceiling Height: 8'



\*\* 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. E&O Insured for \$5,000,000

**Lot: 10,846 Sq. Ft. Lot**

⌘ **Large Fenced Lot With Attractive Back Yard.**

⌘ **35'4 x 21'4 Shop (Roof Leaks & There May Be Some Rot)**



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