



Presented by:
Esther Y Wong
 Sutton Group-West Coast Realty
 Phone: 604-710-0364
 www.estherwong.ca
 esther@estherwong.ca



Sold
R2233972
 Board: F
 House/Single Family

4554 209 STREET
 Langley
 Langley City
 V3A 2K6

Residential Detached
\$1,099,000 (LP)
\$1,069,000 (SP)



List Date: **1/19/2018** Frontage:
 Days on Market: **17** Bedrooms: **4**
 Sold Date: **2/5/2018** Bathrooms: **3**
 Meas. Type: **Feet** Full Baths: **2**
 Depth / Size: Half Baths: **1**
 Lot Area (sq.ft.): **6,000.00** Rear Yard Exp: **E**
 Flood Plain: **No**
 Council Apprv?:
 If new, GST/HST inc?:
 View: **No**
 Complex / Subdiv: **Uplands**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$1,099,000**
 Approx. Year Built: **1997**
 Age: **21**
 Zoning: **RES**
 Gross Taxes: **\$5,002.11**
 For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 P.I.D.: **023-883-677**
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Completely**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Open, RV Parking Avail.**
 Dist. to Public Transit: **2 blks** Dist. to School Bus: **3 blks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes**
 Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL LMP34916 LT 1 LD 36 SEC 36 TWP 7. PART NW 1/4.**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Garage Door Opener, Microwave, Satellite Dish, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'10 x 6'4	Bsmt	Recreation	27'4 x 12'			x
Main	Living Room	17'5 x 13'3	Bsmt	Gym	11'10 x 10'3			x
Main	Dining Room	11'10 x 10'6	Bsmt	Media Room	20'1 x 11'3			x
Main	Kitchen	14'1 x 12'11	Bsmt	Utility	15'6 x 10'8			x
Main	Office	14'3 x 12'5			x			x
Main	Laundry	15'5 x 5'			x			x
Above	Master Bedroom	19'9 x 10'6			x			x
Above	Bedroom	10' x 9'11			x			x
Above	Bedroom	10'7 x 8'11			x			
Above	Bedroom	10'10 x 8'11			x			

Finished Floor (Main):	1,091	# of Rooms:	14	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	1,102	# of Kitchens:	1	1	Main	2	No					Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No					Workshop/Shed:
Finished Floor (Basement):	901	Suite:	None	3	Main	4	Yes					Pool:
Finished Floor (Total):	3,094 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	176	Beds in Basement:	0	5								Door Height:
Grand Total:	3,270 sq. ft.	Basement:	Fully Finished	6								10'
				7								
				8								

Listing Broker(s): **Performance Power Play Realty**

Beautiful Cape Cod home in the heart of Uplands. Extensive updates include: Chefs kitchen, sound proof Media room, newly finished basement, hardwood floors on the main living area, new deck, newer bathrooms, freshly painted and much more. The garage boasts 12 ft ceilings and a 10 ft door. Perfect for the handy person in all of us? Schools are close by (3 blks) and golfing just down the road at Newlands Golf Course. Fenced in backyard, perfect for small kids and pets 15'5 x 15'5 deck for entertaining. Don't just drive by? Book your appointment today.