

For Multi-Picture Tours Go To:
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1047 250A Street, Langley

\$1,250,000.00

1775 Sq. Ft. Extensively Updated Family Home
12,565 Sq. Ft. Lot For Exclusive Use Of This Strata Lot
Unique Rural Bareland Strata Community With Tennis Court

This super family home must be seen to appreciate with extensive updates including: spacious open floor plan, gorgeous updated island kitchen with stainless steel appliances including gas stove, updated millwork, mouldings and baseboards, attractive engineered hardwood through main living area, updated baths, updated paint, mostly updated windows, roof, gutters and gable end fascia was redone within the past week, central air conditioning, furnace (8 years), hot water tank (2 years), built-in vacuum and so much more. Entertaining is easy in the spacious great room with cozy gas fireplace open to the updated gorgeous island kitchen and spacious dining area with door to deck with natural gas barbecue hook-up. Upper level boasts three spacious bedrooms and four piece bath with jetted tub. Lower level with spacious entry to welcome you to this fine home, recreation room with electric fireplace, bedroom, three piece bath and laundry rm. 12,565 square foot partially fenced lot for the exclusive use of this strata lot. 10' x 10' shed. A unique rural community with only 12 houses in this bareland strata which boasts a tennis court for the use of the strata residents and guests. Strata fees are only \$40.00/mo.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

604-290-5480

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 Floor: 1,064 Square Feet

Great Room: 13'3 x 10'8



Dining Room: 14'9 x 8'1



Kitchen: 11'10 x 9'10



4 Main Bathroom



Primary Bedroom: 12' x 11'3



Bedroom: 10'3 x 10'1



Bedroom: 10'3 x 9'



Lower Level: 711 Square Feet

Entrance Hall: 13'5 x 12'7



Recreation Room: 13'1 x 12'7



Bedroom: 12'8 x 11'1



3 Piece Bathroom



Laundry Room: 7'1 x 6'7



Features of this Home:

- ⌘ **This Super Family Home Must Be Seen To Appreciate With Extensive Updates Including: Spacious Open Floor Plan, Gorgeous Updated Island Kitchen With Stainless Steel Appliances Including Gas Stove, Updated Millwork, Moldings And Baseboards, Attractive Engineered Hardwood Through Main Living Area, Updated Baths, Updated Paint, Mostly Updated Windows, Roof, Gutters And Gable End Facia Was Redone Within The Past Week, Central Air Conditioning, Furnace (8 Years), Hot Water Tank (2 Years), Built-In Vacuum And So Much More.**
- ⌘ **Entertaining Is Easy In The Spacious Great Room With Cozy Gas Fireplace Open To The Gorgeous Updated Island Kitchen And Spacious Dining Area With Door To Deck With Natural Gas Barbecue Hook-Up.**
- ⌘ **Upper Level Boasts Three Spacious Bedrooms And Four Piece Bath With Jetted Tub.**
- ⌘ **Lower Level With Spacious Entry To Welcome You To This Fine Home, Recreation Room With Electric Fireplace, Bedroom, Three Piece Bath And Laundry Room.**
- ⌘ **70' x 179.5' – 12,565 Sq. Ft. Lot For The Exclusive Use Of This Strata Lot. 10' X 10' Shed.**

🏡 A Unique Rural Community With Only 12 Houses In This Bareland Strata Which Boasts A Tennis Court For The Use Of The Strata Residents And Guests.

🏡 Strata Fees Are Only \$40.00 Per Month.

🏡 Annual Taxes: \$3,041.82



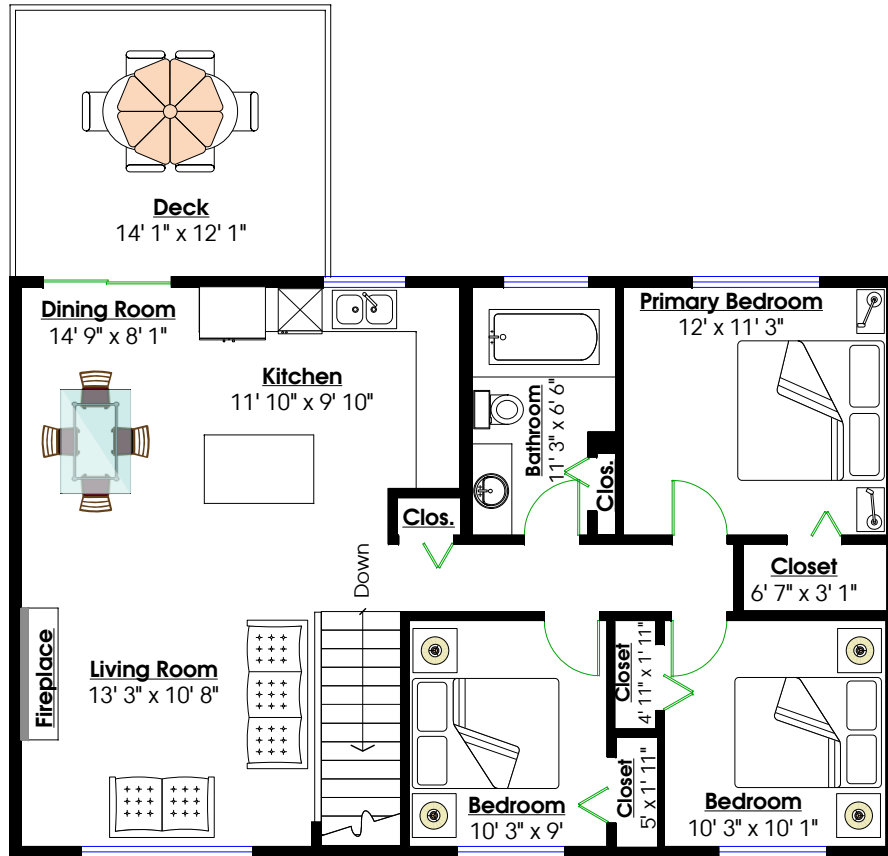
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Performance
Power Play Realty

Doug, Bonnie & David Mitten



MAIN LEVEL

Floor Area: 1,064 Sq. Ft.
Ceiling Height: 8'

1047 250A Street, Langley Twp, B.C.

Totals**

Main Level: 1,064 sq. ft.

Lower Level: 711 sq. ft.

Total: 1,775 sq. ft.

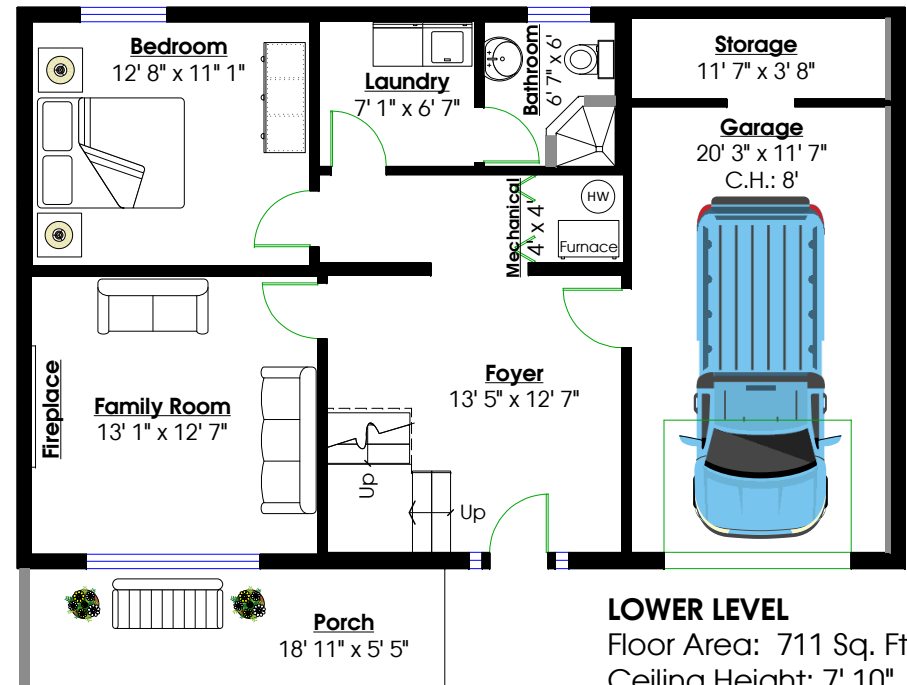
Garage: 261 sq. ft.

Storage: 56 sq. ft.

Porch: 104 sq. ft.

Deck: 170 sq. ft.

Total: 591 sq. ft.



LOWER LEVEL

Floor Area: 711 Sq. Ft.
Ceiling Height: 7' 10"