

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



23964 62 Avenue, Langley

\$2,400,000.00

**2,803 Square Foot Extensively Updated Family Home
0.959 Acre Attractive Lot**

Gorgeous extensively updated 2,803 square foot, two storey home on private 0.959 Acre lot at the end of a quiet cul-de-sac in desirable area of Salmon River Uplands. Boasting extensive updates including flooring, kitchen, baths, millwork, hot water on demand and much more this tastefully decorated home designed for family and entertaining must be seen to appreciate. Formal living room with gas fireplace and dining room are designed for entertaining. Gorgeous updated kitchen with heated floors, shaker style cabinets, quartz counters, stainless steel appliances, walk-in pantry and spacious eating area with door to private patio with gas BBQ outlet. Spacious family room with gas fireplace adjoins the kitchen. Two piece powder room on main floor. Den for your home office or computer work. Upper level boast games room, two updated baths and four spacious bedrooms including spacious primary bedroom with double door entry, walk-in closet and five piece ensuite with heated floors, twin sinks and separate soaker tub and shower. Triple garage with workshop area at rear. Covered RV parking with sani-dump. Gorgeous private 0.959 acre property. An absolute must see for the discerning Buyer.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

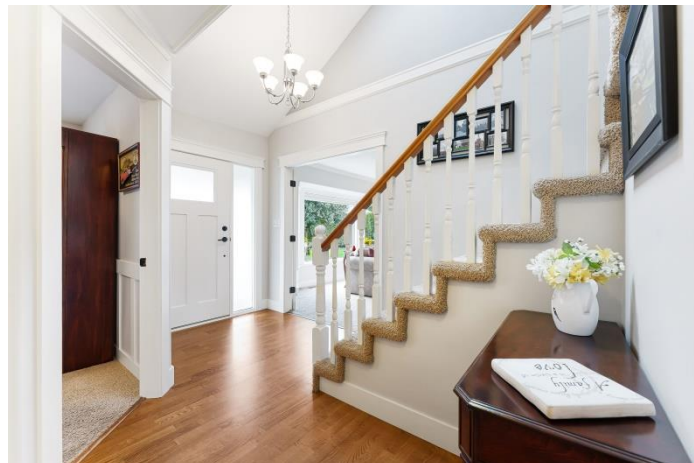
(604) 290-5480

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: 1,500 Square Feet

Foyer: 6'9 x 5'6



Living Room: 19'8 x 14'3



Dining Room: 15'10 x 10'9



Kitchen: 12'2 x 10'10



Pantry: 5'6 x 4'5

Eating Area: 14'7 x 9'4



Family Room: 19'3 x 15'3



Den: 10'2 x 9'2



Laundry Room: 7'3 x 6'3



Two Piece Powder Room



UPPER LEVEL: 1,303 Square Feet

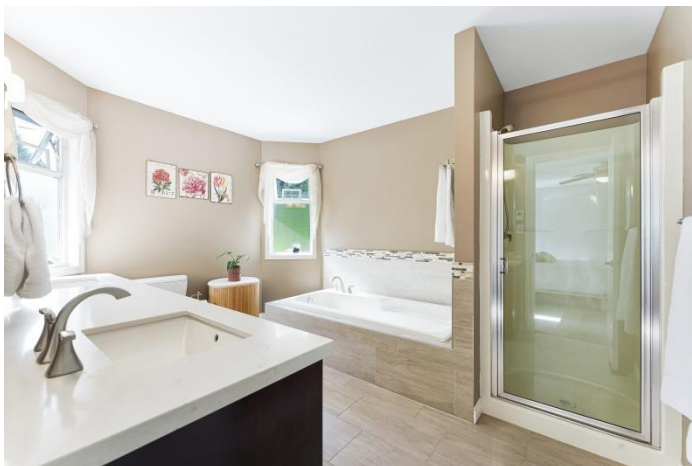


Primary Bedroom: 17'2 x 15'



Walk-In Closet: 6'2 x 6'1

5 Piece Ensuite



Bedroom: 10'10 x 10'7



Bedroom: 14'17 x 10'2



Bedroom: 10'1 x 9'4



4 Piece Bathroom



Games Room: 17'9 x 13'3



Features Of This Fine Home:

- ✧ **Gorgeous Extensively Updated Two Storey Home On Private 0.959 Acre Lot At The End Of A Quiet Cul-De-Sac In Desirable Area Of Salmon River Uplands.**
- ✧ **Boasting Extensive Updates Including Flooring, Kitchen, Baths, Millwork, Hot Water On Demand And Much More This Tastefully Decorated Home Designed For Family And Entertaining Must Be Seen To Appreciate.**
- ✧ **Formal Living Room With Gas Fireplace And Dining Room Are Designed For Entertaining. Gorgeous Updated Kitchen With Heated Floors, Shaker Style Cabinets, Quartz Counters, Stainless Steel Appliances, Walk-In Pantry And Spacious Eating Area With Door To Private Patio With Gas BBQ Outlet.**
- ✧ **Spacious Family Room With Gas Fireplace Adjoins The Kitchen And Facilitates Casual Entertaining And Family Fellowship.**



- ✧ **Two Piece Powder Room On Main Floor.**
- ✧ **Den For Your Home Office Or Computer Work.**
- ✧ **Upper Level Boast Games Room, Two Updated Baths And Four Spacious Bedrooms Including Spacious Primary Bedroom With Double Door Entry, Walk-In Closet And Five Piece Ensuite With Heated Floors, Twin Sinks And Separate Soaker Tub And Shower.**

- 🏠 Triple Garage With Workshop Area At Rear.
- 🏠 Covered RV Parking With Sani-Dump.
- 🏠 Gorgeous Private 0.959 Acre Property With Irrigation In Some Of The Garden Areas.
- 🏠 An Absolute Must See For The Discerning Buyer.
- 🏠 Gross Taxes: \$7,039.65 (2023)

LOT: 41,774 Square Feet – 0.959 Acres

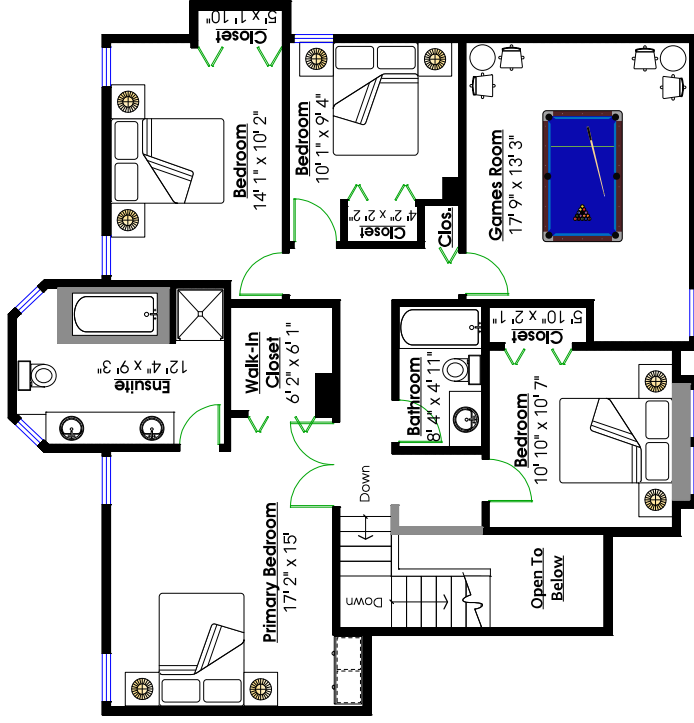
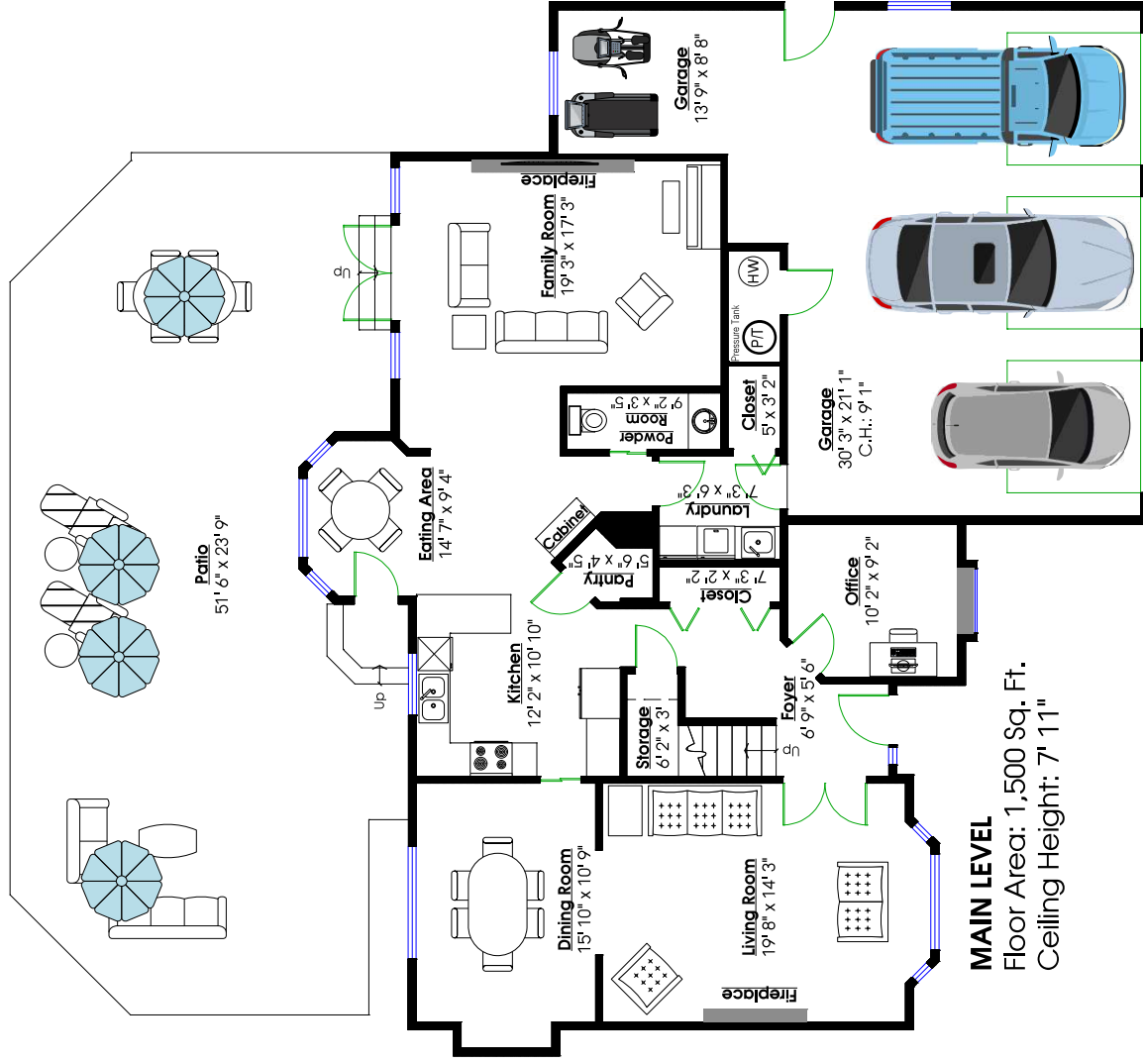


All information contained in this brochure while thought to be accurate is not guaranteed to be accurate and should be verified by the purchaser.

23964 62 Avenue, Langley Twp, B.C.

Totals**

Main Level: 1,500 sq. ft.	Garage: 810 sq. ft.
Upper Level: 1,303 sq. ft.	Mechanical: 25 sq. ft.
	Patio: 1,062 sq. ft.
Total: 2,803 sq. ft.	Total: 1,897 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. E&O Insured for \$1,000,000