For Multi-Picture Tours Go To:

www.mitten-realty-services.com



7627 210 Street, Langley **$1,248,888.00**

Gorgeous Family Home With Craftsman Styling
3801 Sq. Ft., 2 Story + Basement With 2 Bedroom Legal Suite
Quiet Location On 4003 Sq. Ft. Lot Backing Onto Greenbelt

Here's something special on quiet street in sought-after Yorkson area of Willoughby. Quality 3801 square foot home on attractively landscaped 4,033 square foot lot backing onto a greenbelt. You'll appreciate quality European construction and superior quality finishing, elegant coffered ceilings, gleaming hardwood floors, upgraded light fixtures, upscale millwork, upgraded fixtures, blade doors on closets and air conditioning. Thoughtfully designed for family and entertaining with an open-concept main floor with 9' ceilings, entertainment sized great room with cozy gas fireplace and windows looking out to the greenbelt. Spacious dining area with boxed beam ceiling and door to patio adjoining the gorgeous kitchen with beverage station with beverage fridge, gas stove top, stainless steel appliances, shaker style cabinets, gorgeous quartz counters, island with breakfast bar, walk-in pantry and computer desk in hallway. Two piece powder room for the convenience of your guests. Mud room with built in bench and door to double garage with epoxy floor. The upper level boasts three spacious bedrooms (2 with bathroom access) plus a loft and large laundry room. The spacious master retreat with vaulted ceiling and gas fireplace boasts an impressive walk-in closet with closet organizers, dedicated shoe storage and decadent five piece spa bathroom with twin sinks and separate shower and large soaker tub, all bathed in beautiful south facing light. The basement has additional bedroom, full bathroom and flex room for your primary use and a legal 2-bedroom suite for extended family or mortgage helper.

An absolute must see for the discerning Buyer looking for a superior quality home and superior greenbelt location on quiet street in desirable area of Willoughby conveniently located close to schools and shopping.

Doug, Bonnie & David Mitten

Performance Power Play Realty

604-533-3231

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

Features Of This Fine Home...

MAIN LEVEL: 1,015 Square Feet.

Entrance Hall: 10’11 x 6’11





Great Room: 15’11 x 15’





Dining Room: 15’26 x 9’11





Kitchen: 16’1 x 11’







Mud Room Room: 9’ x 5’9 – With built in bench and door to double garage.



2 Piece Powder Room

UPPER LEVEL: 1,387 Sq. Ft.

Master Bedroom: 16’ x 15’

Amazing master retreat with vaulted ceilings, cozy gas fireplace, spacious walk-in closet, dedicated shoe storage and spa like 5 Piece Ensuite with twin sinks and separate soaker tub and shower.









Bedroom: 11’7 x 11’6 – With private access to 4 piece bath.



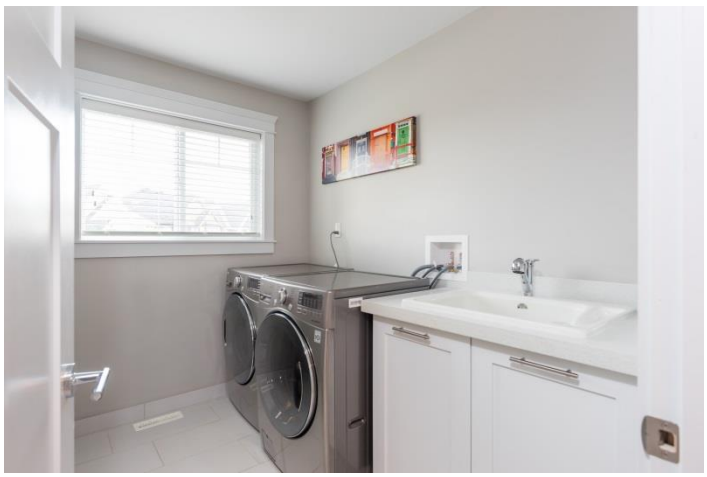
4-Piece Main Bathroom



Bedroom: 15’8 x 12’3



Laundry Room: 8’7 x 6’10



Loft: 9’4 x 9’3



BASEMENT: 1,399 SQUARE FEET.

Flex Space: 8’8 x 8’3



Bedroom: 12’3 x 9’1



4 Piece Bath



Legal Suite

Living Room: 14’5 x 13’3





Kitchen: 15’3 x 11’8



Bedroom: 12’1 x 10’

Bedroom: 9’11 x 9’2

4 Piece Bathroom

Laundry

FEATURES OF THIS FINE HOME:

- **Here’s Something Special On Quiet Street In Sought-After Yorkson Area Of Willoughby. Quality 3801 Square Foot Home On Attractively Landscaped 4033 Square Foot Lot Backing Onto A Greenbelt.**
- **You’ll Appreciate Quality European Construction And Superior Quality Finishing, Elegant Coffered Ceilings, Gleaming Hardwood Floors, Upscale Millwork, Blade Closet Doors, Upgraded Light Fixtures And Air Conditioning.**
- **Thoughtfully Designed For Family And Entertaining With An Open-Concept Main Floor With 9' Ceilings, Entertainment Sized Great Room With Cozy Gas Fireplace And Windows Looking Out To The Greenbelt.**
- **Spacious Dining Area With Boxed Beam Ceiling And Door To Patio Adjoining The Gorgeous Kitchen With Beverage Station With Beverage Fridge, Stainless Steel Appliances, Gas Cook Top, Shaker Style Cabinets, Gorgeous Quartz Counters, Island With Breakfast Bar, Walk-In Pantry And Computer Desk In Hallway.**
- **Two Piece Powder Room For The Convenience Of Your Guests.**
- **Mud Room With Built In Bench And Door To Double Garage With Epoxy Floor.**
- **The Upper Level Boasts Three Spacious Bedrooms (2 With Bathroom Access) Plus A Loft And Large Laundry Room.**
- **Oversized 75 Gallon Hot Water Tank Provides Ample Hot Water For The Home**
- **The Spacious Master Retreat With Vaulted Ceiling And Gas Fireplace Boasts An Impressive Walk-In Closet, Dedicated Shoe Storage And Decadent Five Piece Spa Bathroom With Twin Sinks And Separate Shower And Soaker Tub, All Bathed In Beautiful South Facing Light.**
- **The Basement Has Additional Bedroom, Full Bathroom And Flex Room For Your Primary Use And A Legal 2-Bedroom Suite For Extended Family Or Mortgage Helper.**
- **An Absolute Must See For The Discerning Buyer Looking For A Superior Quality Home And Superior Greenbelt Location On Quiet Street In Desirable Area Of Willoughby Conveniently Located Close To Schools And Shopping.**

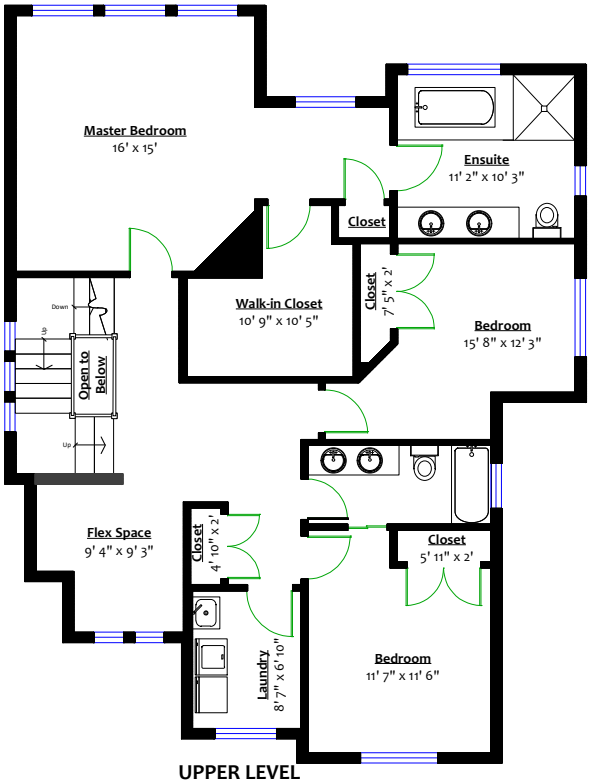
LOT: **4,003 SQ. FT.**

- **Beautifully Landscaped Lot Backing Onto Greenbelt.**

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The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten

Performance
Power Play Realty

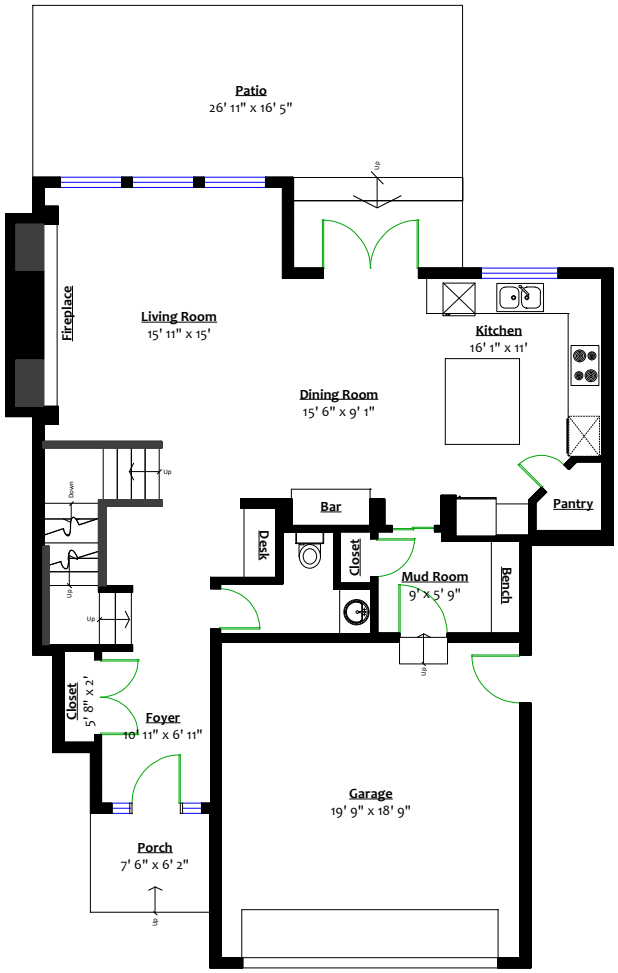


UPPER LEVEL
Floor Area: 1,387 Sq. Ft.

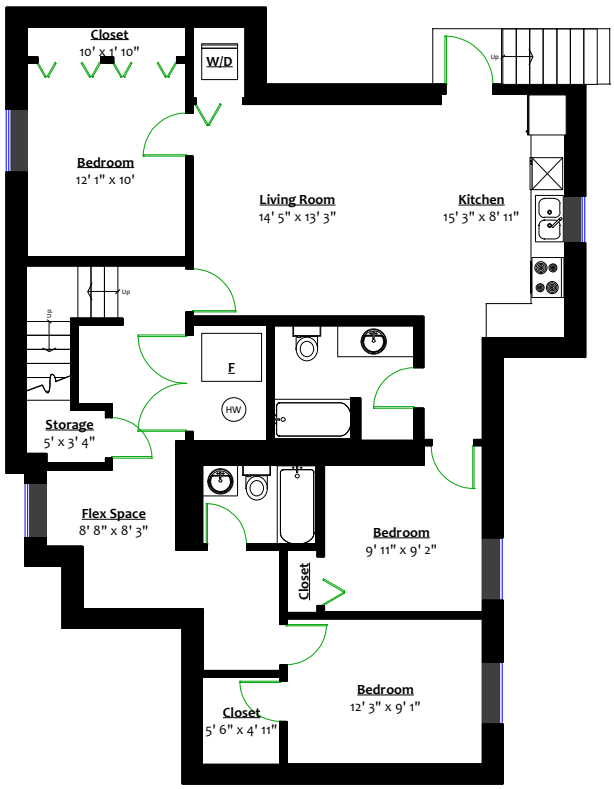
7627 210 Street, Langley, B.C.

Totals**

Main Level:	1,015 sq. ft.	Porch:	46 sq. ft.
Upper Level:	1,387 sq. ft.	Garage:	401 sq. ft.
Lower Level:	1,399 sq. ft.	Patio:	350 sq. ft.
Total:	3,801 sq. ft.	Lower Entry:	38 sq. ft.
		Total:	835 sq. ft.



MAIN LEVEL
Floor Area: 1,015 Sq. Ft.



LOWER LEVEL
Floor Area: 1,399 Sq. Ft.

BC FLOOR PLANS

0 ft 3 ft 5 ft 10 ft

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints

B.C. Land Surveyor's Building Location Certificate

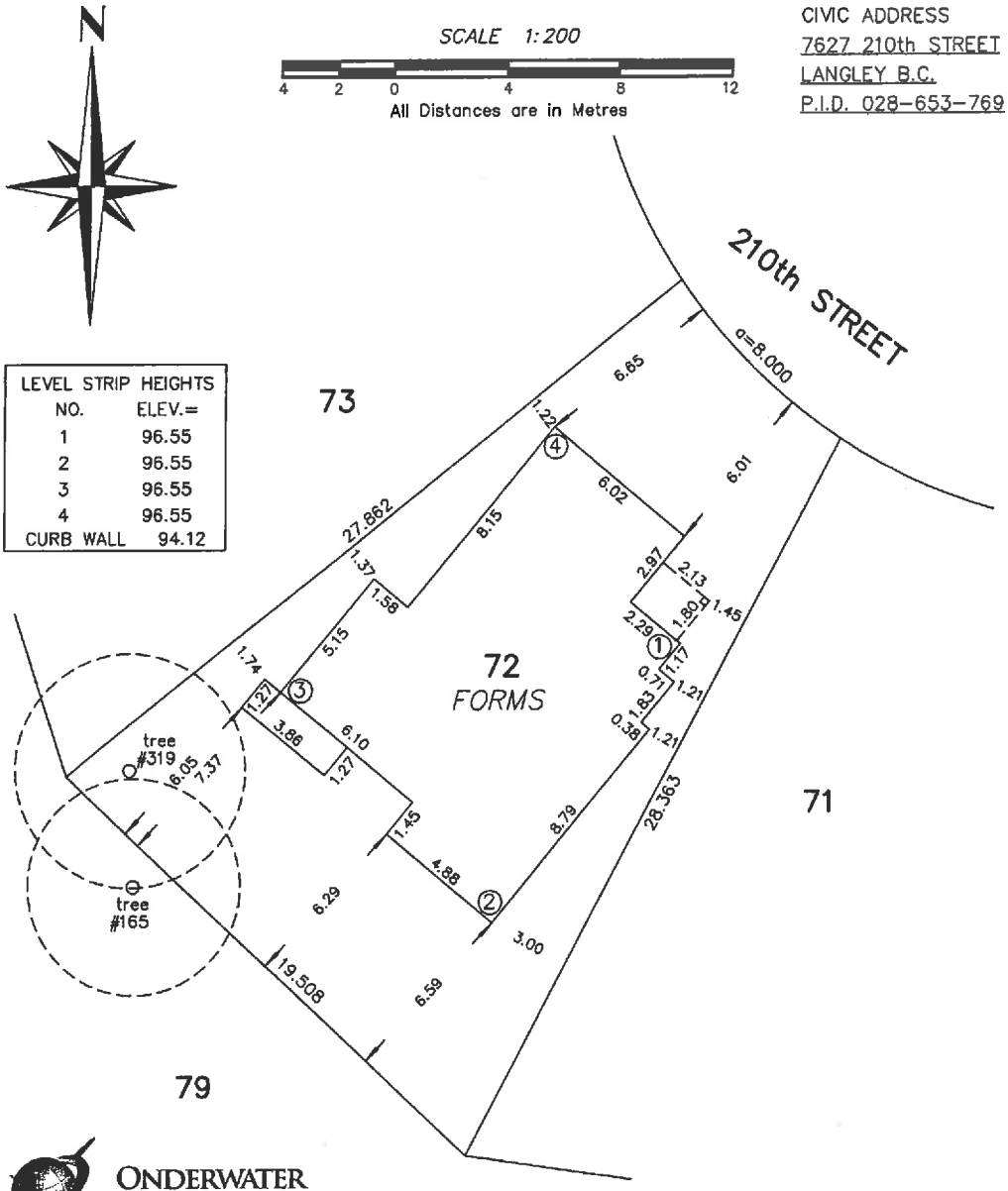
PLAN SHOWING FORMS CONSTRUCTED ON LOT 72
SECTION 24 TOWNSHIP 8
N.W.D. PLAN BCP48945

SCALE 1:200

4 2 0 4 8 12

All Distances are in Metres

CIVIC ADDRESS
7627 210th STREET
LANGLEY B.C.
P.I.D. 028-653-769



LEVEL STRIP HEIGHTS	
NO.	ELEV.=
1	96.55
2	96.55
3	96.55
4	96.55
CURB WALL	94.12

ONDERWATER LAND SURVEYING

CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 18th day of April, 2012

B.C.L.S (C)

This document is not valid unless originally signed and sealed.

OUR FILE: FL6988_F

NOTES: Measurements are shown to the outside of concrete forms.

Property boundary dimensions shown hereon, are derived from Plan BCP48945

This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or corners.

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