

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



8740 213 Street, Langley

\$1,478,800.00

**2,502 SQFT Traditional Plan Extensively Updated 2 Story Home
Located Close To School, Shopping, Pool & Parks**

Fantastic location conveniently located close to school, shopping, pool and parks. Extensively updated 2,502 square foot, traditional plan, four bedroom, three bathroom home. Extensive updates include: floors, kitchen, newly painted and attractive décor, driveway, stamped concrete patio, air conditioning and much more. Designed for family and entertaining this traditional plan two story home boasts entertainment sized living room with cozy fireplace and adjoining formal dining room with patio door to rear yard and large stamped concrete patio. Gorgeous updated kitchen boasts updated cabinets, granite counters, island with breakfast bar, newer stainless appliances including Thermador 6 burner gas stove, tile floor, crown moldings and large eating area overlooking rear yard. Spacious family room with wood fireplace and door to patio. Den facilitates your home office or computer needs. Two piece powder room on the main level for the convenience of guests. Upper level boasts four spacious bedrooms and two baths including master bedroom with four piece ensuite. This newly refurbished family home is ready to move in and enjoy.



Performance
Power Play Realty

The Mitten
REAL ESTATE TEAM

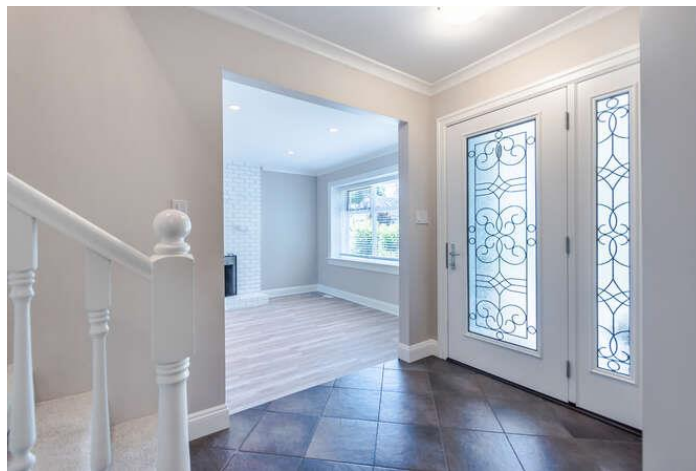
Doug, Bonnie & David Mitten

604-533-3231

Features Of This Fine Home...

Main Level: 1,271 Square Feet

Foyer: 7'x 5'6



Living Room: 18'2 x 12'4



Dining Room: 12'9 x 11'9



Kitchen: 13'7 x 13'3



Eating Area: 11'8 x 7'3



Family Room: 16'5 x 15'3



Office: 10'11 x 9'



2 Piece Powder Room



Laundry Room:



UPPER LEVEL: 1,231 Square Feet

Master bedroom: 19'2 x 13'11



4 Piece Master Ensuite:



Bedroom: 14' x 8'



Bedroom: 14' x 12'1



Bedroom: 17'4 x 15'11



5 Piece Main Bathroom



Features Of This Fine Home:

- ✧ **Fantastic Location Conveniently Locate Close To School, Shopping, Pool & Parks**
- ✧ **Extensively Updated 2,502 Square Foot, Traditional Plan, Four Bedroom, Three Bathroom Home**
- ✧ **Extensive Updates Include: Floors, Kitchen, Newly Painted And Attractive Décor, Driveway, Stamped Concrete Patio, Air Conditioning And Much More.**
- ✧ **Designed For Family And Entertaining This Traditional Plan Two Story Home Boasts Entertainment Sized Living Room With Cozy Fireplace And Adjoining Formal Dining Room With Patio Door To Rear Yard And Large Stamped Concrete Patio.**
- ✧ **Gorgeous Updated Kitchen Boasts Updated Cabinets, Granite Counters, Island With Breakfast Bar, Newer Stainless Appliances Including Thermador 6 Burner Gas Stove, Tile Floor, Crown Moldings And Large Eating Area Overlooking Rear Yard.**
- ✧ **Two Piece Powder Room On The Main Level For The Convenience Of Guests.**
- ✧ **Upper Level Boasts Four Spacious Bedrooms And Two Baths Including Master Bedroom With Four Piece Ensuite.**
- ✧ **This Newly Refurbished Family Home Is Ready To Move In And Enjoy.**
- ✧ **Lot: 6,208 Sq. Ft.**
- ✧ **Gross Taxes: 5,328.70 (2020)**



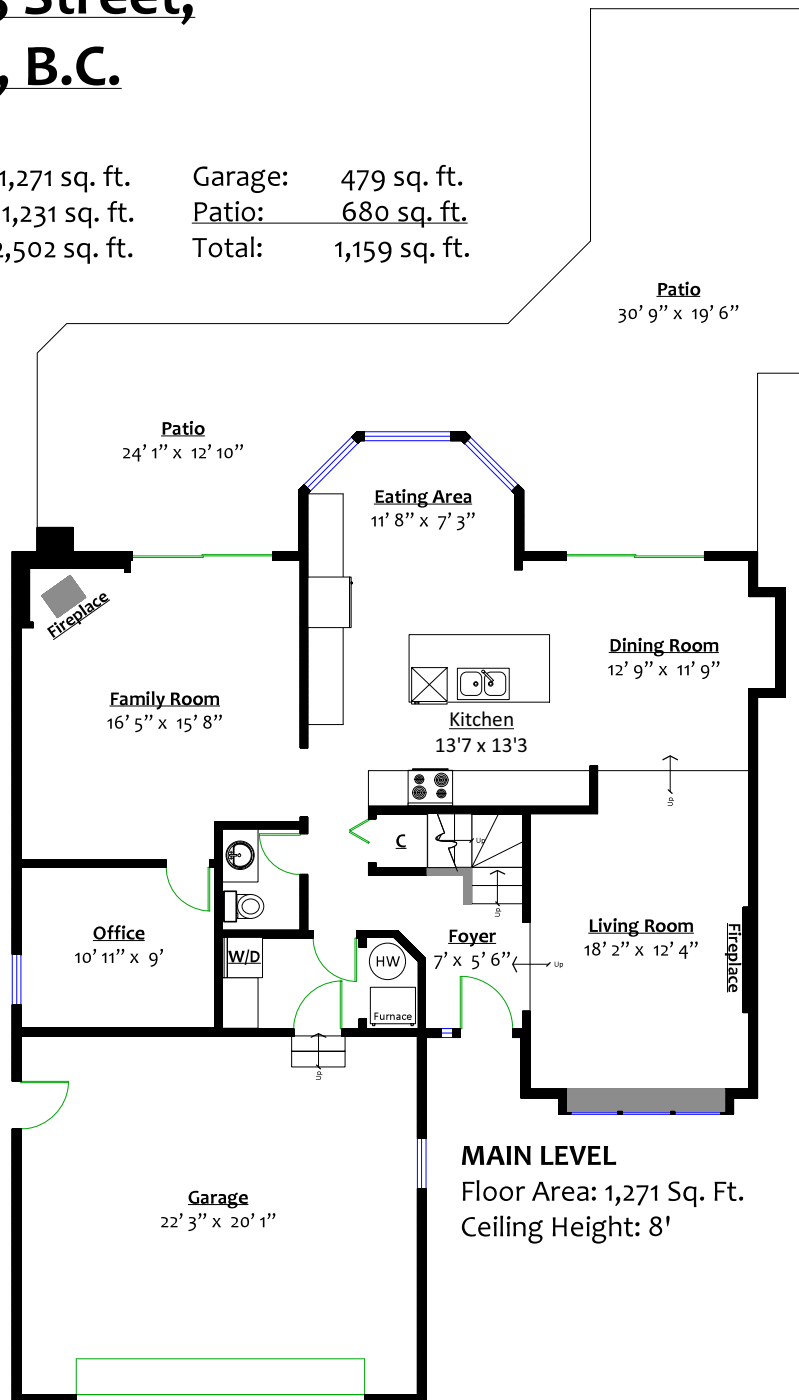
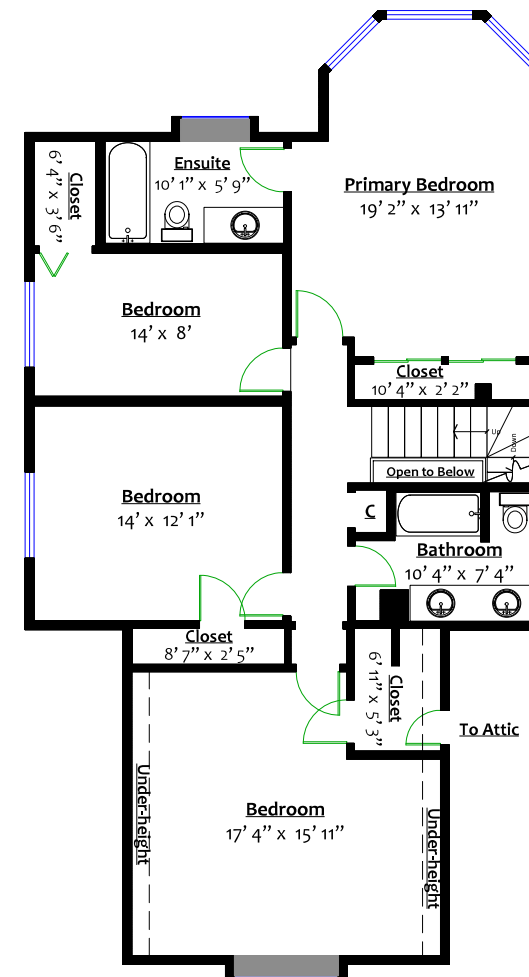
8740 213 Street, Langley, B.C.

Totals**

Main Level:	1,271 sq. ft.	Garage:	479 sq. ft.
Upper Level:	1,231 sq. ft.	Patio:	680 sq. ft.
Total:	2,502 sq. ft.	Total:	1,159 sq. ft.



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0 ft 3 ft 5 ft 10 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
** Includes under-height areas