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7676 229 Street, Langley

\$849,800.00

Rancher On Gorgeous 0.78 Acres In Desirable Forest Knolls One Level Living In Style

2438 square foot rancher on gorgeous 0.78 acre property on great street of similar quality homes in desirable Forest Knolls absolutely must be seen. Spacious entrance hall with skylight welcomes you to this fine home. Formal entertaining is easy in spacious living room with dramatic vaulted ceilings and cozy fireplace and in the adjoining dining room with soaring vaulted ceiling. Spacious kitchen with scads of oak cabinets and eating area. Family room with dramatic fireplace facilitates family fellowship and casual entertaining and patio door to rear yard blends outdoor and indoor entertaining. Bedroom wing is separate from the main living area and boasts four spacious bedrooms including spacious master bedroom with patio door to rear patio and yard, walk-in closet and three piece ensuite. Detached shop facilitates space for the car enthusiast or home hobbies and access to side road is a real bonus for extra parking. A super home on a gorgeous property in a great location in desirable area – what more could you ask for?

Doug or Bonnie Mitten



Prudential

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

Living Area: 2,438 Square Feet

Entrance Hall 10'9 x 9'9' – Spacious entrance hall with welcomes you to this fine home.



Living Room - 22'7 x 14' – Entertaining is easy in the living room with vaulted ceiling and cozy gas fireplace.



Dining Room – 14'6 x 12'10 – Formal Dining is made easy with this spacious dining room with vaulted ceiling.



Kitchen – 10'6 x 10'3– This spacious kitchen features scads of oak cabinets and a large eating area.



Eating Area – 10'6'x7'6



Family Room 18'6 x 15'2 – Casual entertaining and family events are easily facilitated in the family room soaring vaulted ceiling, dramatic fireplace and patio door to blend outdoor and indoor entertaining.





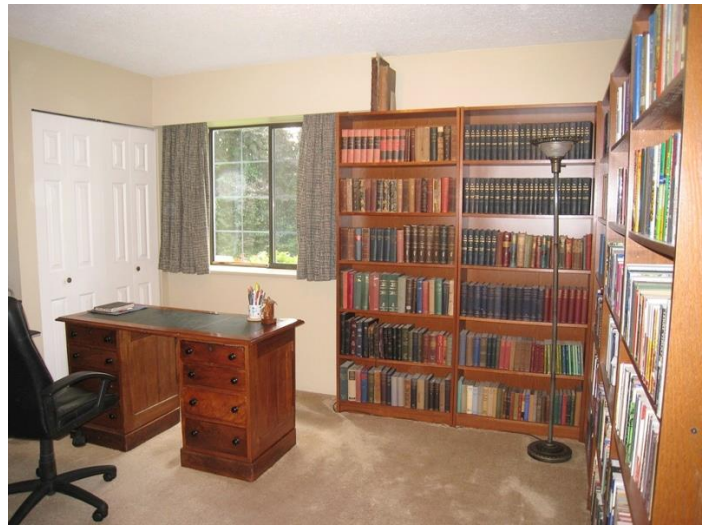
Master Bedroom - 18'2 x 13' – This spacious master bedroom with 3-piece ensuite, walk-in closet and patio door to rear patio.



Bedroom - 10'11 x 10'4



Bedroom - 12'7 x 11'6



Bedroom - 10'8 x 8'



4-Piece Main Bathroom



Powder Room – 2 Piece

Laundry Room -17' x 6'3



Features Of This Fine Home...

- ⌘ 2438 Square Foot Rancher On Gorgeous 0.78 Acre Property On Great Street Of Similar Quality Homes Absolutely Must Be Seen.**



- ⌘ Formal Entertaining Is Easy In Spacious Living Room With Dramatic Vaulted Ceilings And Cozy Fireplace And In The Adjoining Dining Room With Soaring Vaulted Ceiling.**
- ⌘ Spacious Kitchen With Scads Of Oak Cabinets And Very Spacious Eating Area.**
- ⌘ Family Room With Dramatic Fireplace Facilitates Family Fellowship & Casual Entertaining & Patio Door To Rear Yard Blends Outdoor & Indoor Entertaining.**
- ⌘ Bedroom Wing Is Separate From The Main Living Area & Boasts Four Spacious Bedrooms Including Spacious Master Bedroom With Three Piece Ensuite.**
- ⌘ A Super Home On A Gorgeous Property In A Great Location In Desirable Area – What More Could You Ask For?**

Detached 36' x 18' Shop Facilitates Space For The Car Enthusiast Or Home Hobbies And Access To Side Road Is A Real Bonus For Extra Parking



7676 229 Street, Langley



Prudential

Doug and Bonnie Mitten

604-290-5480

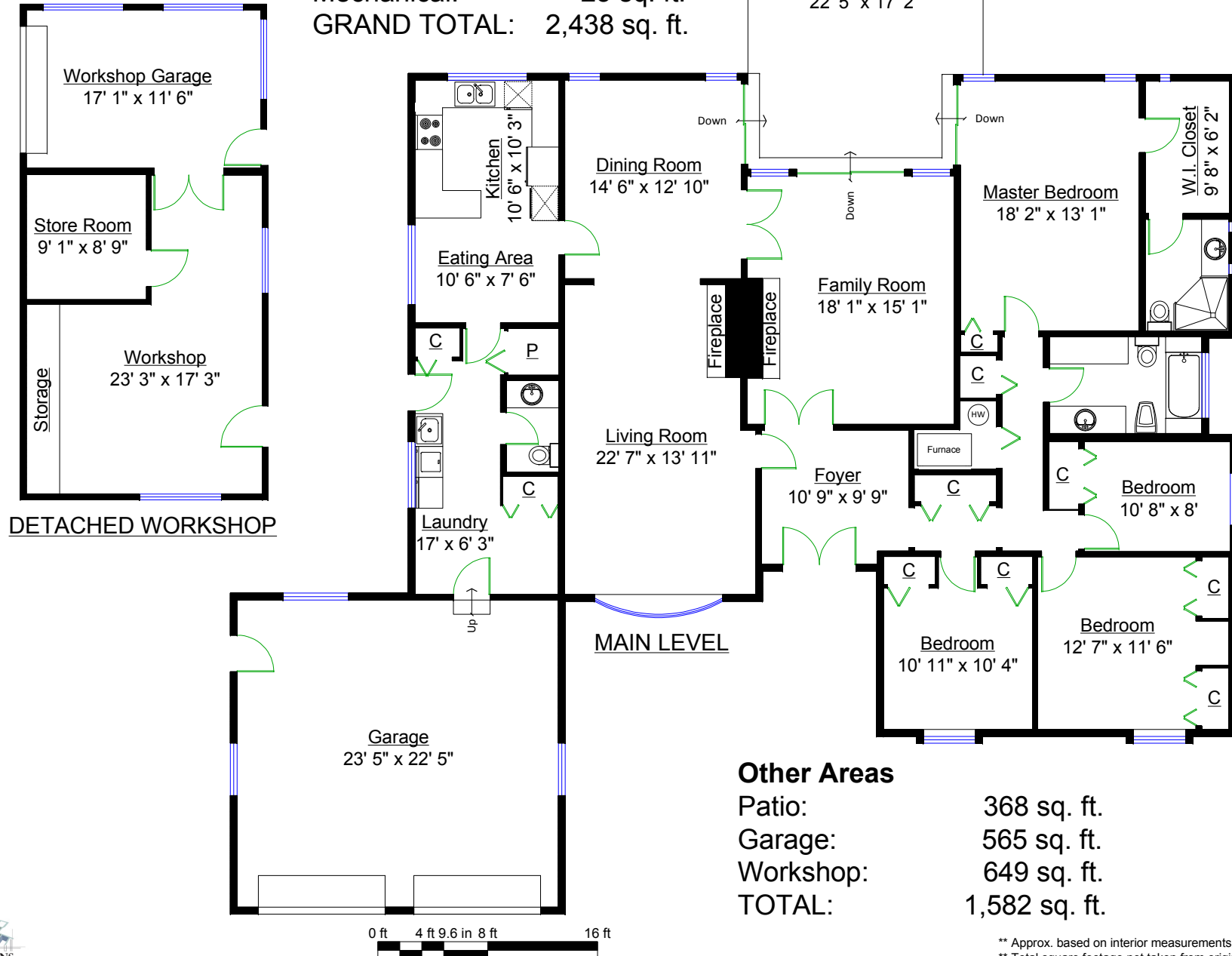
Totals**

Main Level: 2,415 sq. ft.

TOTAL(Fin.): 2,415 sq. ft.

Mechanical: 23 sq. ft.

GRAND TOTAL: 2,438 sq. ft.



Updates:

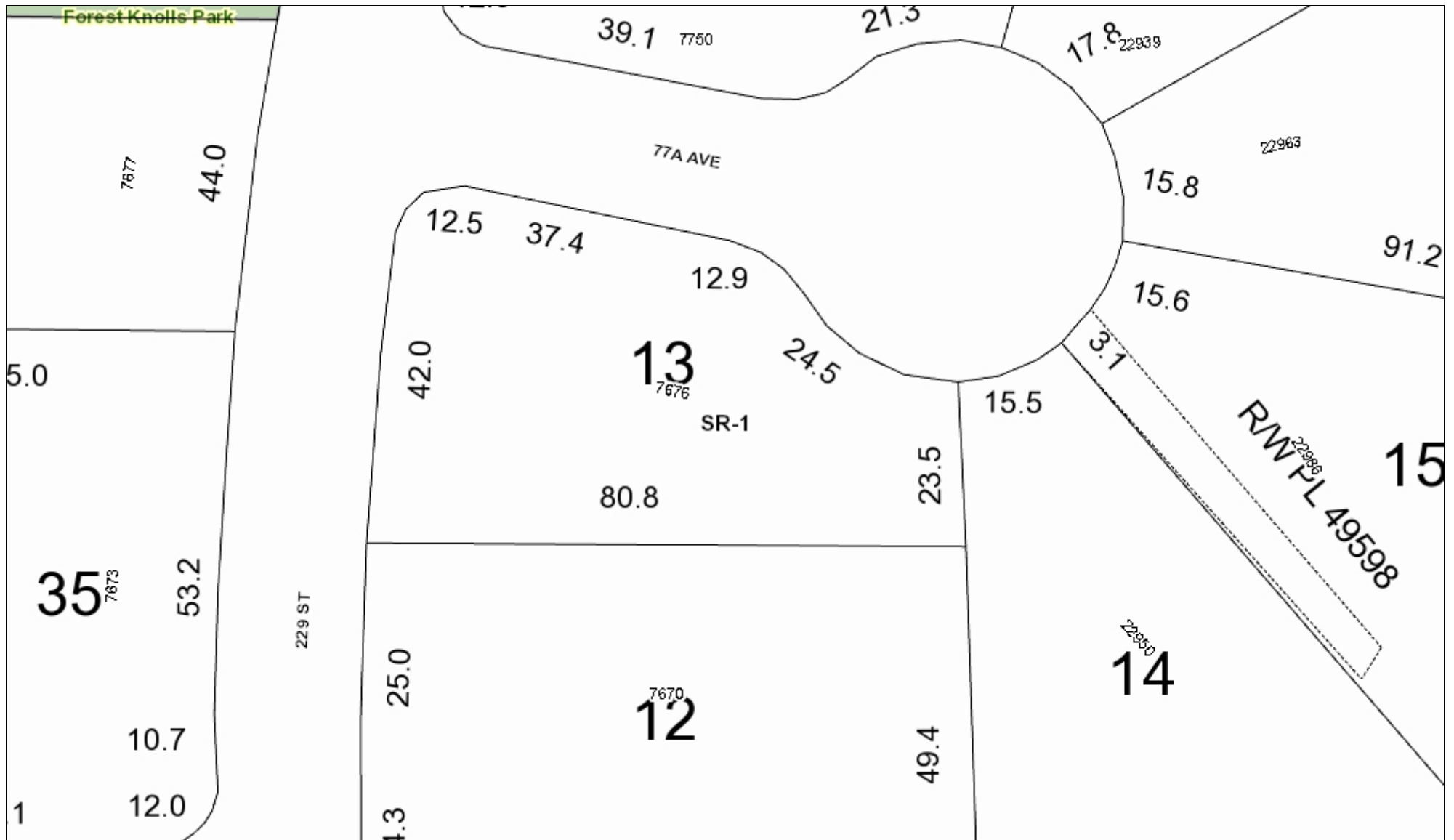
Furnace	Lennox High Efficiency installed Dec 2005 serviced annually by Lennox
Hot water tank	installed 2009
Plumbing	original copper pipes replaced with plastic 2009
Gas fireplaces	serviced 2013
Septic system	full inspection by Coast Mountain Earth Sciences Aug 2011
Recommendations implemented, including alarm system (B and B Septic Service)	Sept 2011
Tank pumped out	Sept 2011 (recommended schedule for next pumping Aug 2014)
Maintenance and new pump installed	Sept 2012
Perimeter drains	inspected by camera and cleaned out at each leader March 2013 collapsed pipe at NW corner repaired
Exterior paint	July 2011
Skylight	replaced with eco glass June 2013 Glass also replaced in many windows
Acme Alarm	includes garage, workshop and shed

Lot: 137.79 x Irregular –33,977 Sq. Ft. - 0.78 Acres





7676 229 Street

Township of
LANGLEY **Geosource**

Printed 8/22/2013

Enter Map Description

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.



7676 229 Street



28.87 0 14.43 28.9
Meters



Scale 1: 757.62

Township of
LANGLEY Geosource

Printed 8/22/2013

Enter Map Description

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PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

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Prudential
Power Play Realty



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: August 14, 2013

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

7676 229 Street
ADDRESS/BARE-LAND STRATA LOT #: Langley

V1M 2J5

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY	
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		BW	☒	☒	
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		BW	☒	☒	
C. Is there a survey certificate available?		BW	☒	☒	
D. Are you aware of any current or pending local improvement levies/charges?		BW	☒	☒	
E. Have you received any other notice or claim affecting the Premises from any person or public body?		BW	☒	☒	
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal ☒ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other _____	BW				
B. Are you aware of any problems with the water system?		BW	☒		
C. Are records available regarding the quantity and quality of the water available?				BW	
D. Indicate the sanitary sewer system the Premises are connected to: Municipal ☐ Community ☐ Septic ☒ Lagoon ☐ Not Connected ☐ Other _____	BW				
E. Are you aware of any problems with the sanitary sewer system?		BW	☒		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		BW	☒		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			☒	BW	
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?	BW				
B. To the best of your knowledge, is the ceiling insulated?	BW				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		BW			
D. Has a final building inspection been approved or a final occupancy permit been obtained?			BW		
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			BW		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		BW	☒	☒	
G. Are you aware of any structural problems with any of the buildings?		BW	☒	☒	
H. Are you aware of any additions or alterations made in the last sixty days?		BW	☒	☒	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		BW	☒	☒	

BW BW

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 7676 229 Street

Langley

V1M 2J5

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		BW		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		BW		
L. Are you aware of any damage due to wind, fire or water?		BW		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		BW		
N. Are you aware of any problems with the electrical or gas system?		BW		
O. Are you aware of any problems with the plumbing system?		BW		
P. Are you aware of any problems with the swimming pool and/or hot tub?				BW
Q. Do the Premises contain unauthorized accommodation?		BW		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		BW		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)				BW
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		BW		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		BW		
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		BW		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		BW		
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		BW		

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

BW	BW		
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INITIALS

August 14, 2013

DATE OF DISCLOSURE

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ADDRESS/BARE-LAND STRATA LOT #: 7676 229 Street

Langley

V1M 2J5

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

✓ Rosalind Watts
SELLER(S)

✓ [Signature]
SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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