For Multi-Picture Tours and Drone Video Go To:
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10380 McKinnon Crescent Langley **$3,480,000.00**

It Doesn't Get Any Better Than This!
5.68 Acre Estate Property With 6,203 Sq. Ft. Executive Home
Desirable Derby Reach Location
Mobile Home For Extended Family & 50' x 30' Shop

Spectacular 5.68 acre estate on a quiet no through street in the desirable Derby Reach/Fort Langley area with 6,203 square foot executive home, mobile home for extended family; 50' x 30' shop with 20' ceilings, bathroom & finished mezzanine area; 2 driveways; gorgeous landscaping; extensive stamped concrete patios and gazebo with outdoor fireplace overlooking gorgeous stocked trout pond with fountain. Executive home designed for entertaining and family boasts quality finishing and millwork, gorgeous hand scraped hardwood floors, heat pump for efficient heating and air conditioning, great room with vaulted ceiling and dramatic river rock fireplace, entertainment sized dining room, spectacular kitchen with shaker style cabinets, quartz counters, island with breakfast bar, walk-in pantry and butler's pantry., den and main floor master suite with door to stamped concrete patio, walk-in closet and five piece ensuite with twin sinks, separate soaker tub and shower. Second level boasts spacious media room and 3 bedrooms and guest accommodation with one bedroom and sitting area. Upper level with spacious 'attic' room. A fantastic estate property for the extended family in a great location!

Doug, Bonnie or David 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.

Features Of This Fine Home...

Main Home

Main Level: **2,653 SQUARE FEET.**

Entrance Hall



Great Room: 22’2 x 20’10











Dining Room: 18’8 x 12’2



Kitchen: 19’10 x 13’11





Walk-in Pantry: 5’11 x 5’2

Butler’s Pantry: 10’11 x 5’2



Eating Area: 14’1 x 13’10

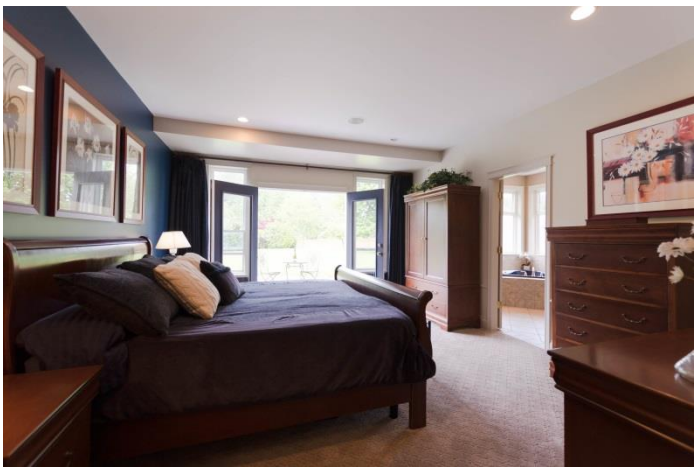




2 Piece Powder Room



Master Bedroom: 16’11 x 13’11







5 Piece Ensuite





Walk-in Closet

Den: 15’11 x 11’10





Laundry Room: 12’7 x 10’9



3 Piece Bath

SECOND LEVEL: 2,821 SQUARE FEET.

Media Room: 26’9 x 19’5





Storage Closet: 13’2 x 7’1

Storage Closet: 19’7 x 3’10

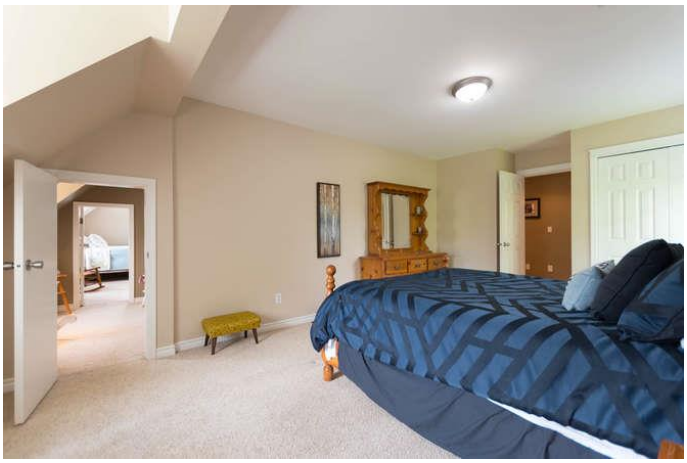
Bedroom: 20’5 x 12’



4 Piece Bath Shared With Media Room and Bedroom



Bedroom: 20’5 x 11’10



Bedroom: 21’3 x 11’9



Bath: 5 Piece





GUEST AREA:

Living Room: 22’9 x 16’8

Bedroom: 16’8 x 11’4



3-Piece Bathroom:



UPPER LEVEL:

Attic Loft: 19’1 x 12’



Attic Loft: 33’1 x 12’



FEATURES OF THIS FINE HOME:



- **Executive Home Designed For Entertaining And Family Boast Quality Finishing And Millwork, Gorgeous Hand Scraped Hardwood Floors, Heat Pump For Comfortable Heating & Air Conditioning And So Much More.**
- **Spectacular Great Room Designed For Entertaining With 2 Story Vaulted Ceiling, Dramatic Floor To Ceiling River Rock Wood Fireplace And Door To Spacious Stamped Concrete Patio.**
- **Entertainment Sized Dining Room Will Facilitate All Of Your Special Dining Occasions.**
- **Spectacular Kitchen With Shaker Style Cabinets, Quartz Counters, Island With Breakfast Bar, Walk-In Pantry, Butler's Pantry And Very Spacious Eating Area For Casual Dining Occasions.**
- **Second Level Boasts Spacious Media Room And 3 Bedrooms And One Bedroom Guest Area.**
- **Upper Level With Spacious Attic Room For Storage Or Play Room**
- **Triple Garage Plus Attached Workshop.**



- **Amazing Outdoor Entertaining Area Overlooking Gorgeous Trout Pond With Fountain Offers 22' X 18' Covered Gazebo With Heaters, Outdoor Fireplace And Barbecue Area And Huge Stamped Concrete Patio.**

Gazebo: 22’ x 18’















Mobile Home

Livable Floor Area: 1,508 SQUARE FEET.

Foyer: 13’1 x 5’5



Living Room: 15’9 x 15’3



Dining Room: 10’8 x 10’5



Kitchen: 14’4 x 14’



Den: 12’4 x 9’6

Master Bedroom: 13’1 x 12’9 – With walk-in closet & 3 piece ensuite





Bedroom: 10’10 x 10’7



Utility Room/Laundry: 9’7 x 8’8



Garage: 22’ x 14’5





<u>SHOP</u>: 49’11 X 29’11

- **Main Level Offers 40’11 X 29’11 Shop Area With 2 Piece Bath, 2 Overhead Doors And Much Of Shop With 20’ Ceilings.**





- **Upper Level Offers 535 Sq. Ft. Office**

FEATURES OF THIS FINE PROPERTY:

LOT: 5.68 Acres

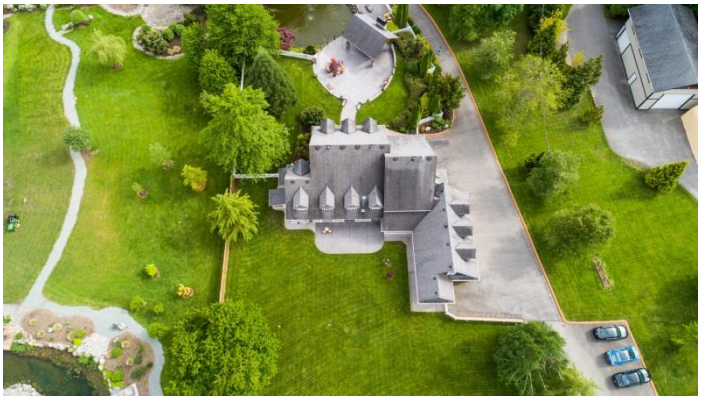
- **5.68 Acre Estate Property In Desirable Derby Reach Area Of Fort Langley Offers Double Driveways, Gorgeous Landscaping And Spectacular Stocked Pond With Fountain.**
- **Main Driveway With Electronic Gates And Attractive Landscaping With Stamped Concrete Curbs.**

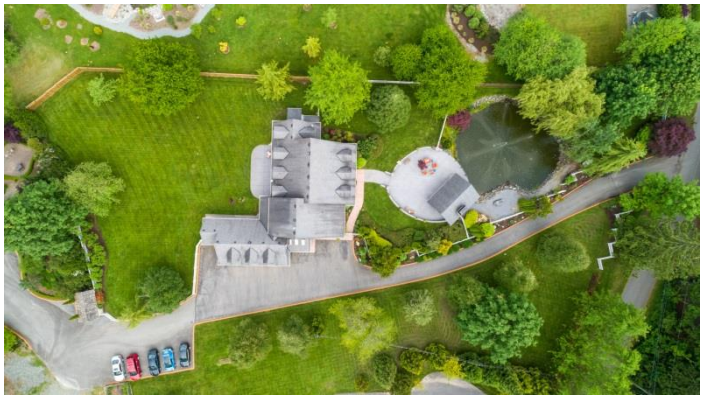


- **Property Is On City Water And Septic And Still Has A Well On It.**









- **Taxes: $7471.50 (2017)**

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Main House - 10380 McKinnon Crescent, Langley, B.C.

Totals**

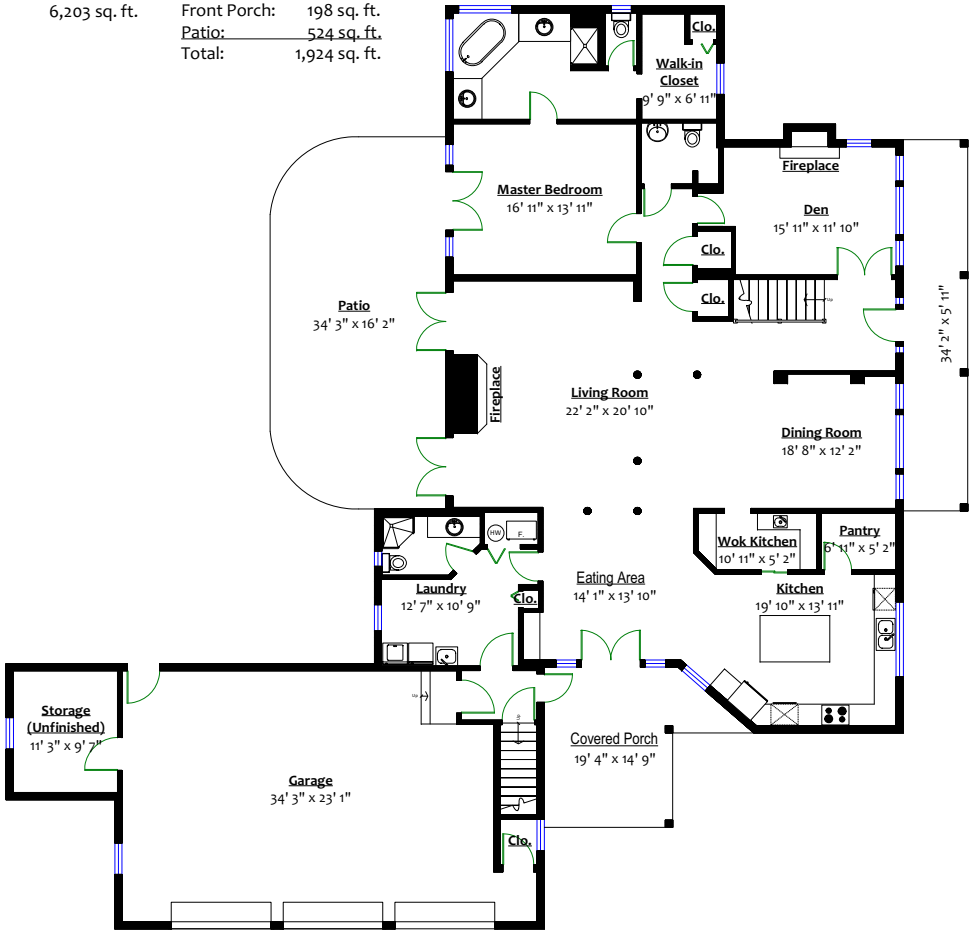
Main Level:	2,653 sq. ft.	Garage:	872 sq. ft.
Upper Level:	2,821 sq. ft.	Storage:	128 sq. ft.
Top Level:	729 sq. ft.	Side Porch:	202 sq. ft.
Total:	6,203 sq. ft.	Front Porch:	198 sq. ft.
		Patio:	524 sq. ft.
		Total:	1,924 sq. ft.

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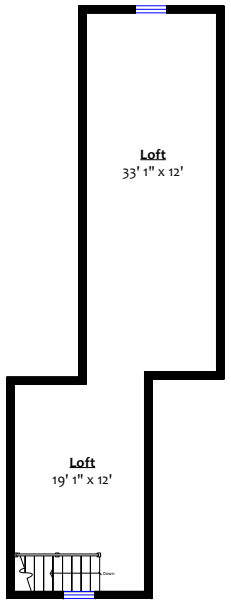
Doug, Bonnie & David Mitten

604.290.5480

dbmitten@mitten-realty-services.com



MAIN LEVEL
Floor Area: 2,653 Sq. Ft.



TOP LEVEL
Floor Area: 729 Sq. Ft.

UPPER LEVEL
Floor Area: 2,821 Sq. Ft.

BC FLOOR PLANS

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

Rancher - 10380 McKinnon Crescent, Langley, B.C.

Totals**

Main Level:	1,508 sq. ft.
Rear Deck:	141 sq. ft.
Deck:	197 sq. ft.
Porch:	208 sq. ft.
Detached Garage:	353 sq. ft.
Total:	899 sq. ft.

Prudential

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MAIN LEVEL

Floor Area: 1,508 Sq. Ft.

BC FLOOR PLANS

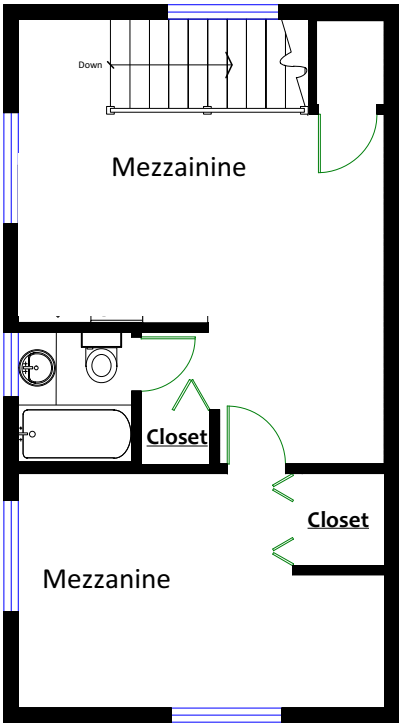
0 ft 3 ft 5 ft 10 ft

** Approx. based on interior measurements to exterior walls

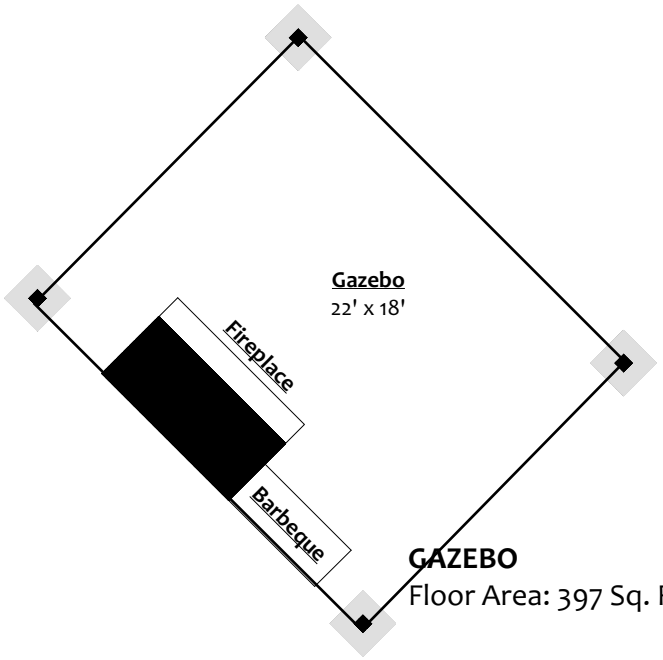
** Total square footage not taken from original blueprints

WORKSHOP - 10380 MCKINNON CRESCENT, LANGLEY

Doug, Bonnie & David Mitten
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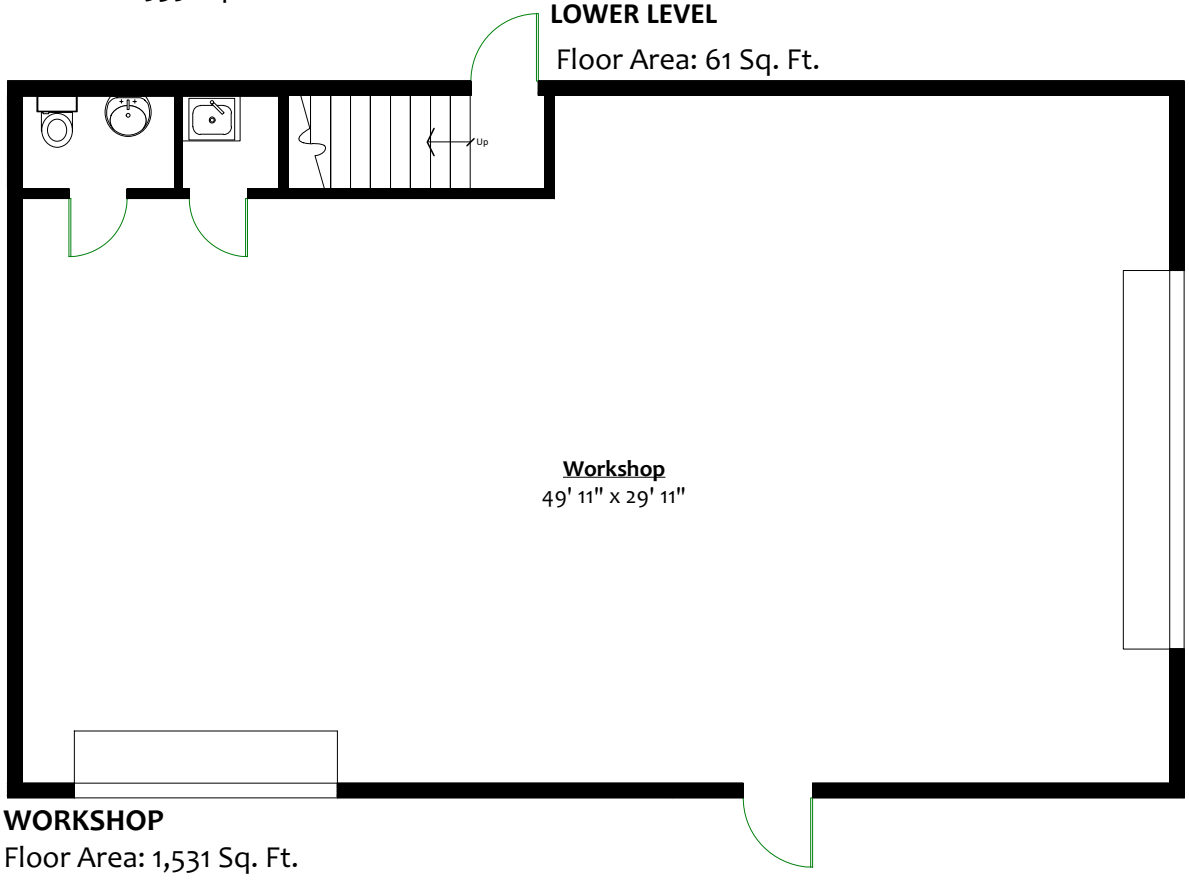


MEZZANINE LEVEL
Floor Area: 535 Sq. Ft.



GAZEBO
Floor Area: 397 Sq. Ft.

LOWER LEVEL
Floor Area: 61 Sq. Ft.



WORKSHOP
Floor Area: 1,531 Sq. Ft.

0 ft 3 ft 5 ft 10 ft

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