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19756 71B Ave, Langley

\$699,900.00

TRADITIONAL PLAN WITH CRAFTSMAN STYLING

Home For The Large Family - Superior Quality Finishing

4022 square foot traditional plan home with finished basement with two bedroom unauthorized suite on 5258 square foot corner lot boasts superior quality finishing with gorgeous hardwood and tile floors, attractive crowns and moldings, heat pump/air conditioning, security system, inground sprinkler system and much more. Formal entertaining is facilitated in the living room gas fireplace and in the formal dining room. Dream kitchen for the most serious gourmet boasts gorgeous maple cabinets, granite counters, island with breakfast bar, walk-in pantry and spacious eating area with door to large south facing deck. Casual entertaining and family fellowship is facilitated in the family room with cozy gas fireplace. Home office or computer needs are facilitated in the main floor den. Spacious laundry room. Four bedrooms upstairs including fantastic master with walk-in and spectacular five piece ensuite with separate shower and soaker tub. Double garage. Finished basement with recreation room for use with the upstairs and spectacular two bedroom suite with gorgeous kitchen, spacious living room, its own laundry facilities and outside entrance.

Fantastic home with finished basement with suite, quality finishing, hardwood floors, granite kitchen, air conditioning, security system, inground irrigation system and large corner fenced lot-what more could you ask for?

Doug or Bonnie Mitten



Prudential

**Power Play
Realty**

604-533-3231

Main Floor: 1394 Square Feet

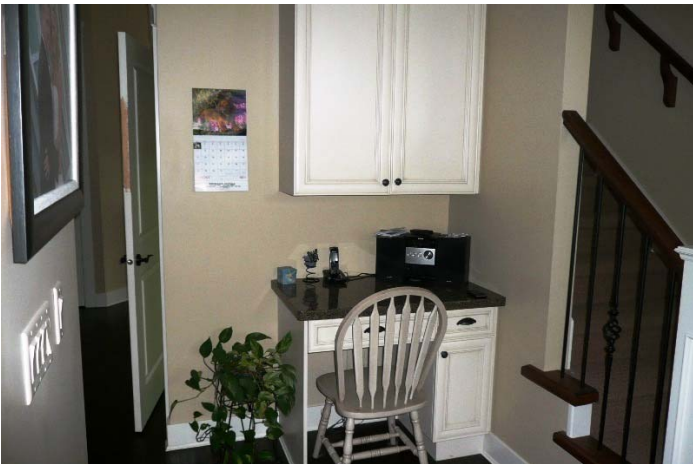
Living Room – 11.5’ x 10’ - Formal entertaining is facilitated in the living room with hardwood floors and cozy gas fireplace.



Dining Room – 12’ x 9.91’ – Spacious dining room will facilitate your more formal dinner parties and special dining occasions.



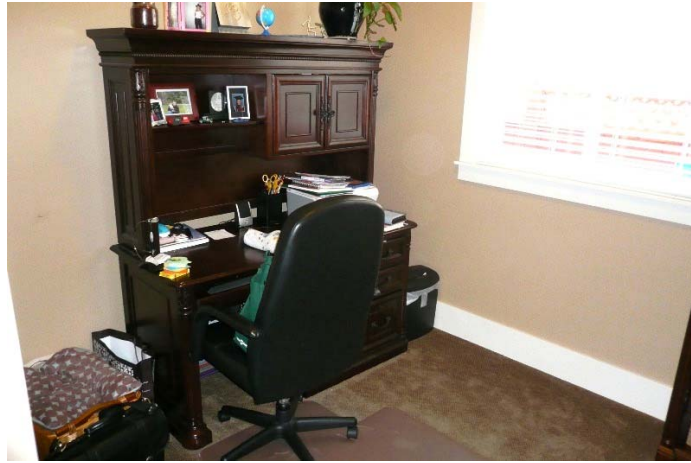
Kitchen – 15.58’ x 10.16’ – Dream kitchen for the most serious gourmet boasts gorgeous maple cabinets, granite counters, island, walk-in pantry and spacious **9.91’ x 9.16’** eating area with door to large south facing deck..



Family Room – 15.91’ x 13.33’ - Casual entertaining and family fellowship is facilitated in the family room with cozy gas fireplace.



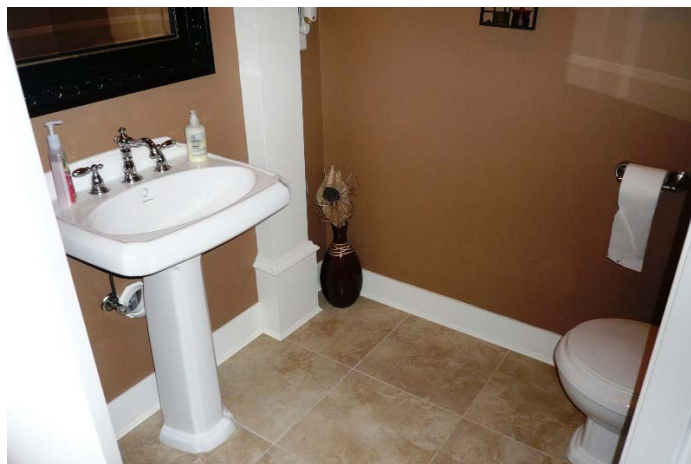
Den – 9.75' x 8.58' - Main floor den facilitates your home office or computer needs.



Laundry Room – 11.083' x 7.91' - Spacious laundry room with tile floors.



2 Piece Powder Room

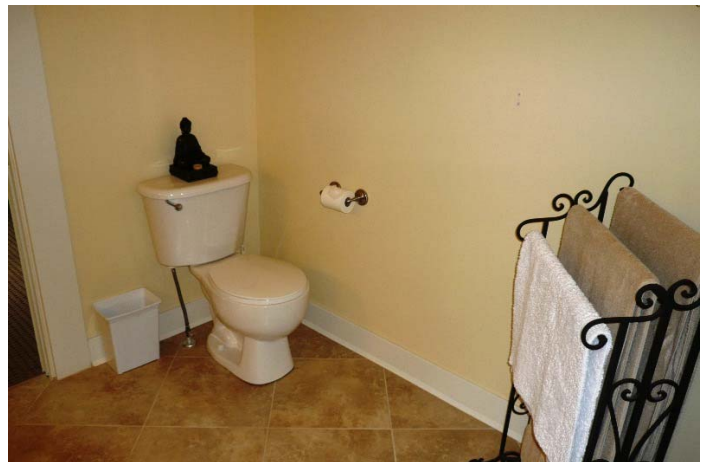


Upper Level: 1304 Square Feet

Master Bedroom – 15.75' x 15.083' - Spacious master pampers you with walk in closet, and gorgeous **five piece ensuite** with twin sinks and separate soaker tub and shower.



Bedroom – 13.25' x 12'



Bedroom – 11.083' x 10.25'



Bedroom – 12.083' x 12.083'



Bathroom - 5 Piece



Lower Level: 1324 Square Feet

Recreation Room - 15' x 11' – Spacious recreation room for the benefit of the upstairs .



Suite:

Living Room – 18' x 12'



Kitchen – 14.16' x 13.16' – Very attractive kitchen with scads of cabinets and spacious eating area.



Bedroom – 10.25' x 9'

Bedroom – 9.75' x 9.58'

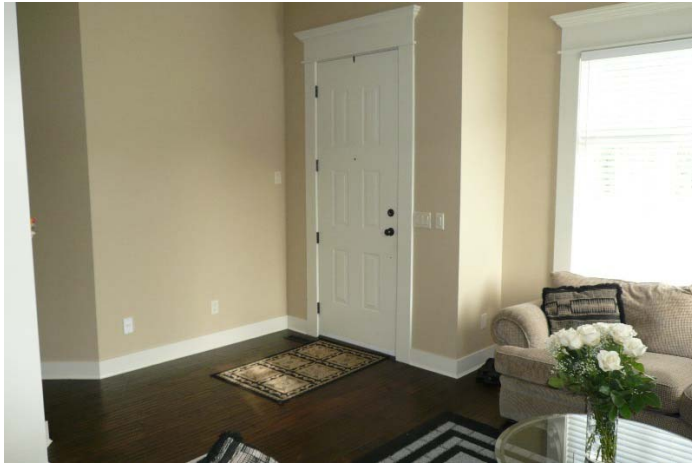


Bathroom - 4 Piece

Stacking Washer and Dryer



- ★ **4022 Square Foot Traditional Plan Home With Finished Basement With Two Bedroom Unauthorized Suite On 5258 Square Foot Corner Lot Boasts Superior Quality Finishing With Gorgeous Hardwood And Tile Floors, Attractive Crowns And Moldings, Heat Pump/Air Conditioning, Security System, Inground Irrigation System And Much More.**
- ★ **Foyer With Hardwood Floors & Spectacular Staircase Welcomes You To This Fine Home.**

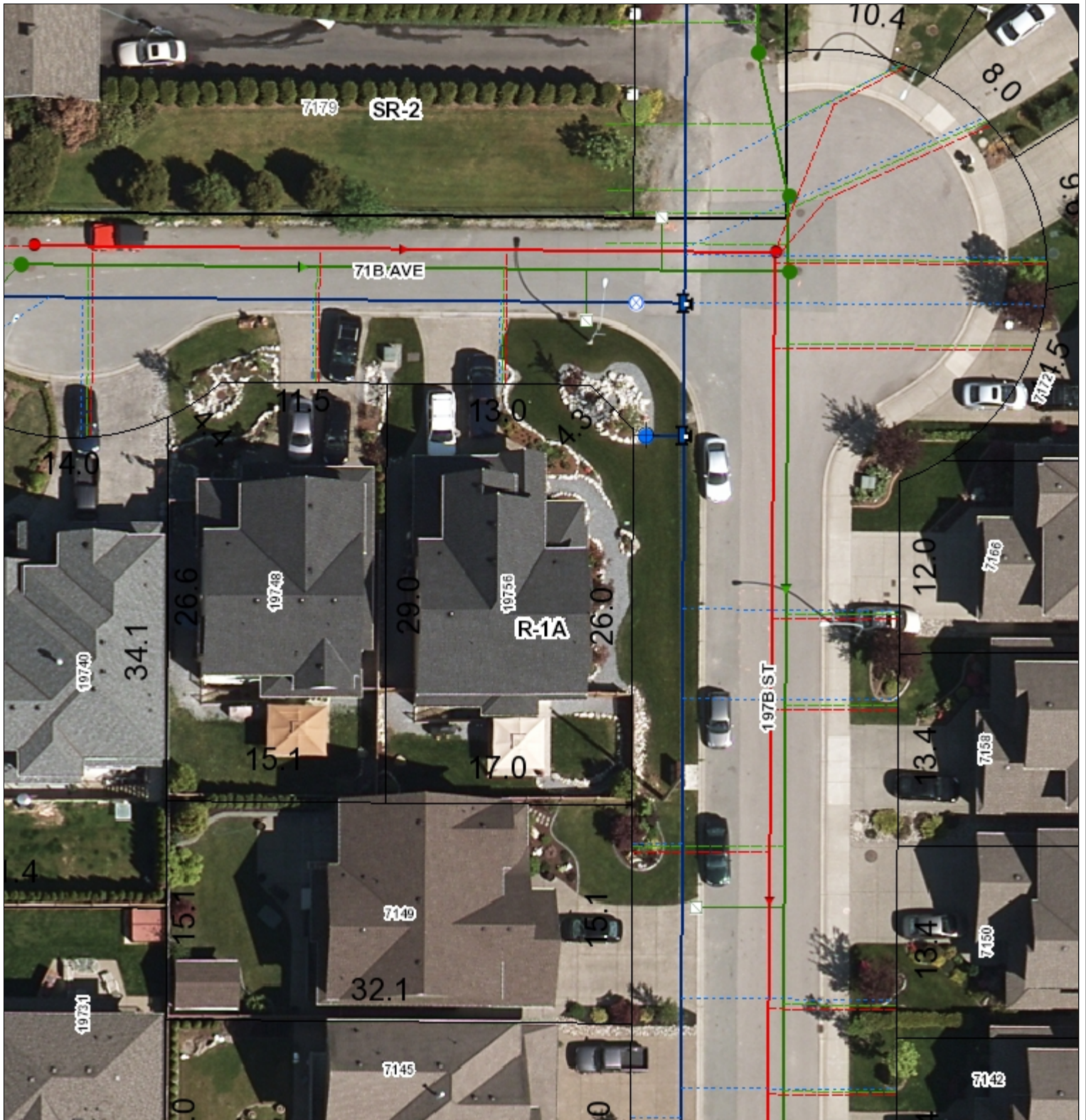


- ★ **Formal Entertaining Is Facilitated In The Living Room Gas Fireplace And In The Formal Dining Room.**
- ★ **Dream Kitchen For The Most Serious Gourmet Boasts Gorgeous Maple Cabinets, Granite Counters, Island, Walk-In Pantry And Spacious Eating Area With Door To Large South Facing Deck.**
- ★ **Casual Entertaining And Family Fellowship Is Facilitated In The Family Room With Cozy Gas Fireplace.**
- ★ **Home Office Or Computer Needs Are Facilitated In The Main Floor Den.**
- ★ **Four Bedrooms Upstairs Including Fantastic Master With Walk-In And Spectacular Five Piece Ensuite With Separate Shower And Soaker Tub.**
- ★ **Finished Basement With Recreation Room For Use With The Upstairs And Spectacular Two Bedroom Suite With Gorgeous Kitchen, Spacious Living Room, Its Own Laundry Facilities And Outside Entrance.**
- ★ **Double Garage.**
- ★ **Fantastic Home With Finished Basement With Suite, Quality Finishing, Hardwood Floors, Granite Kitchen, Air Conditioning And Large Corner Fenced Lot-What More Could You Ask For?**

Lot: 55.77' x 95.2 - 5258 Square Feet

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

19756 71b Langley



18.9 0 9.43 18.9 Meters



Scale 1: 371

Township of
LANGLEY Geosource

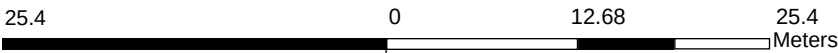
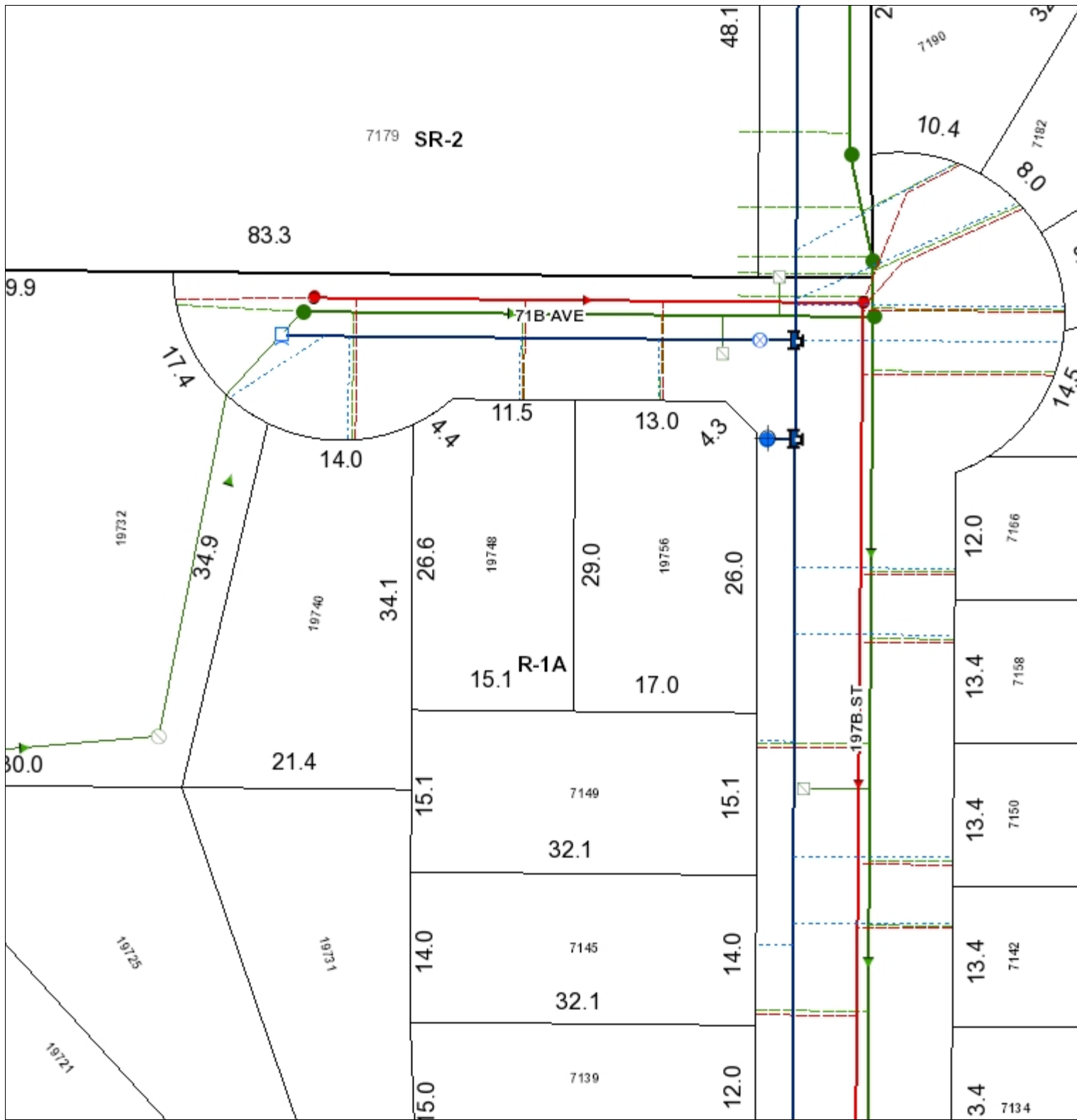
Printed: 9/28/2011



Aerial Map

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19756 71b



Scale 1: 499

Township of
LANGLEY Geosource

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Lot Map

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POWER PLAY REALTY

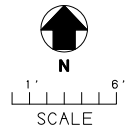
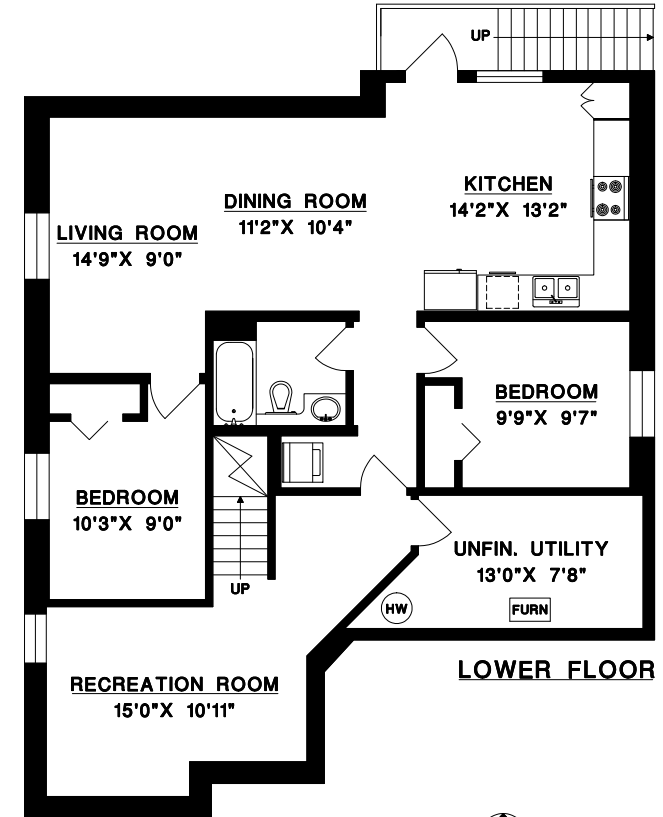
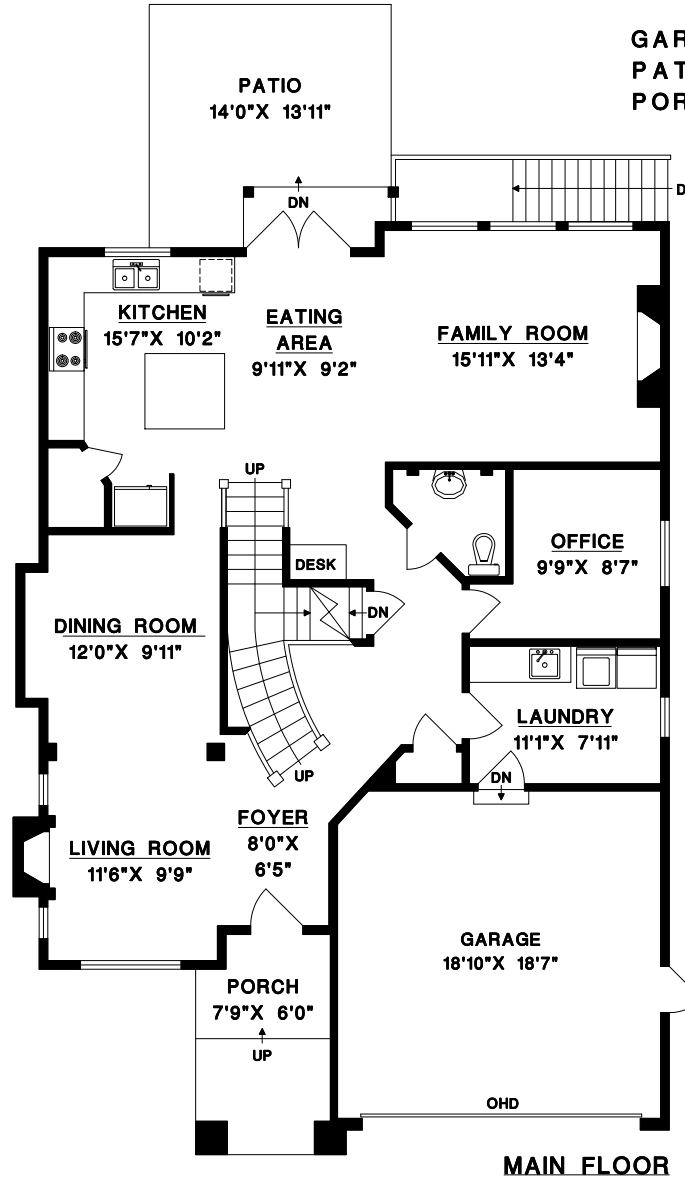
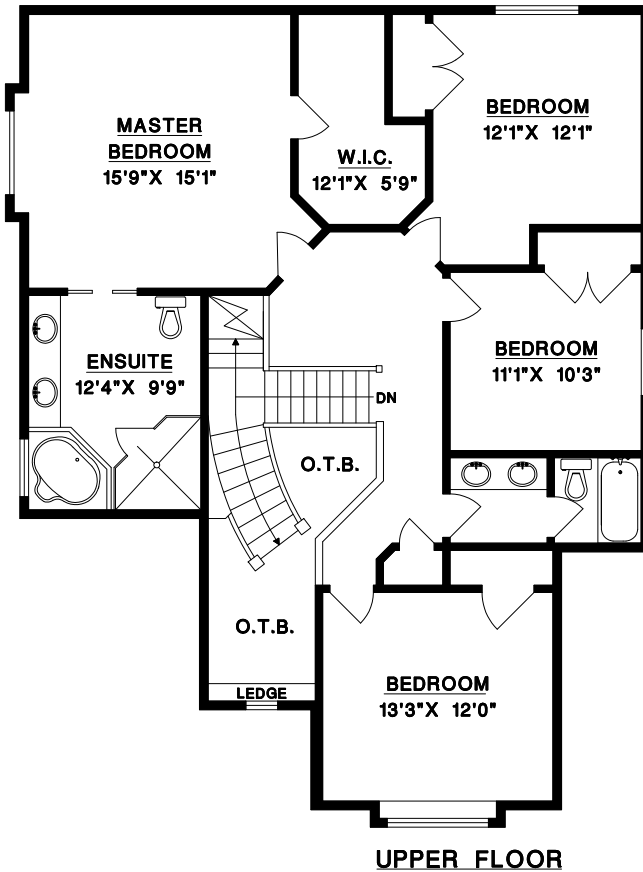
DOUG & BONNIE MITTEN

BUS: 604-290-5480

19756 71B AVENUE,
LANGLEY, B.C.

UPPER FLOOR	1304	SQ. FT.
MAIN FLOOR	1394	SQ. FT.
LOWER FLOOR	1199	SQ. FT.
FINISHED AREA	3897	SQ. FT.
UNFINISHED	125	SQ. FT.
TOTAL AREA	4022	SQ. FT.

GARAGE	375	SQ. FT.
PATIO	193	SQ. FT.
PORCH	43	SQ. FT.



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DRAWN: SEPTEMBER 2011