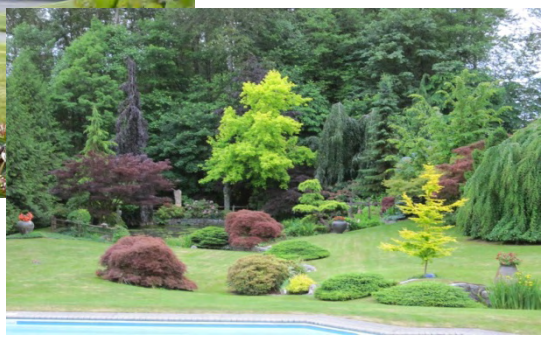
For Multi-Picture Tour please Visit:

www.mitten-realty-services.com







21372 78 Avenue, Langley **$2,295,000.00**

Spectacular Executive Estate

2 Acres In Prestigious Willoughby Location With Gorgeous Landscaping
Spectacular Pool/Patio Area - Tennis Court
All This & Future Potential – What More Could You Ask For?

Fantastic executive estate with 7505 square foot attractively updated two storey plus basement executive home on gorgeous beautifully landscaped 2 acres in one of the most desirable locations in Langley. Enter this property through Dramatic two storey entrance hall with curved staircase welcomes you to this fine home. Entertaining is easy in the spacious formal living room and dining room. Spectacular island kitchen with updated cabinets and granite counters, island with breakfast bar spacious eating area and spectacular views of the pool/patio and spectacular landscaping with pond & tennis court. Casual entertaining is easy in the sunken family room with fireplace. Main floor den with built-in cabinets. Upper level boasts attractive views of entrance hall and four spacious bedrooms having access to ensuite bathrooms including spectacular master bedroom with sitting area with door to private deck huge walk-in closet and absolutely spectacular ensuite bathroom with water closet oversized shower & jetted soaker tub. Upper level also boasts playroom over triple garage. Lower level boasts spacious recreation room with room for pool table, family room, office, additional finished room that would be a great area to install a media room three piece bath and daylight access to pool/patio. Resort atmosphere prevails in the spacious pool/patio area with views to the beautifully landscaped rear yard with pond and tennis court. Absolutely spectacular estate with 7505 sq. ft. executive home with triple garage on gorgeous landscaped 2 acres with pool and tennis court and on one of the nicest street in Langley and in area with future potential. What more could you ask for?

Doug or Bonnie Mitten

Prudential Power Play Realty

604-533-3231

<u>Main Floor Area:</u> 2,616 Square Feet

Entrance Hall: 12 x 18’6





Living Room: 16’ x 18’





Dining Room: 16’ x 14’



2 Piece Powder Room



Kitchen: 23’9 x 15’9





Pantry: 8’ x 7’3

Breakfast Nook: 14’ x 11’6



Family Room: 18’6 x 15’





Den: 11’0 x 14’3





Guest Bedroom/Media Room: 14’9 x 15’3



3-Piece Bathroom



Laundry Room: 16’3 x 11’3



<u>Upstairs Area:</u> 2,505 Square Feet

<u>Master Bedroom Area:</u>

Raised Bed Area: 15’ x 14’6



Master Sitting Area: 13’9 x 13’3



Luxurious 5-Piece Master Ensuite



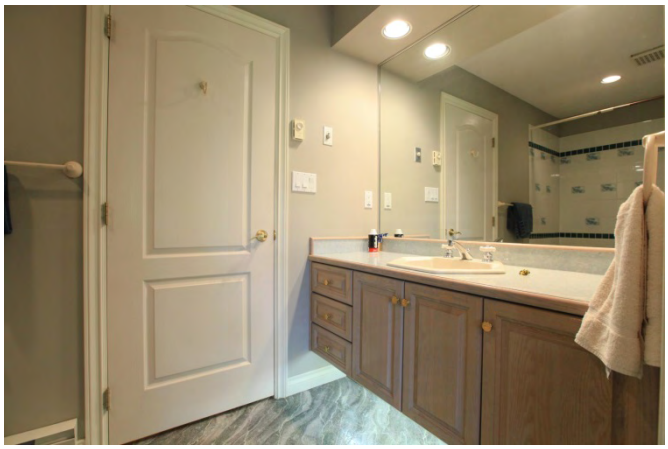


Master Walk-in Closet

Bedroom: 14’ x 11’3



4-Piece Main Bathroom & Ensuite to Second Bedroom



Bedroom: 14’6 x 12’



Jack and Jill 5-Piece Ensuite



Bedroom: 13’6 x 13’6



Games Room: 16’6 x 22’6



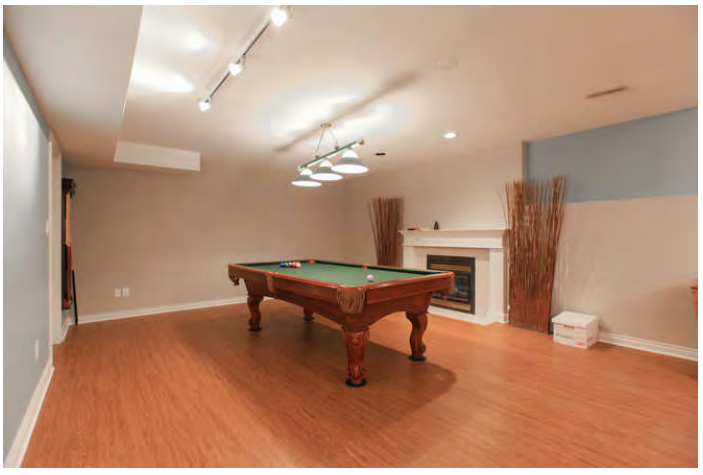
<u>Basement Area</u>: 2,381 Square Feet

Recreation Room: 34’ x 18’ & 15’9 x 18’



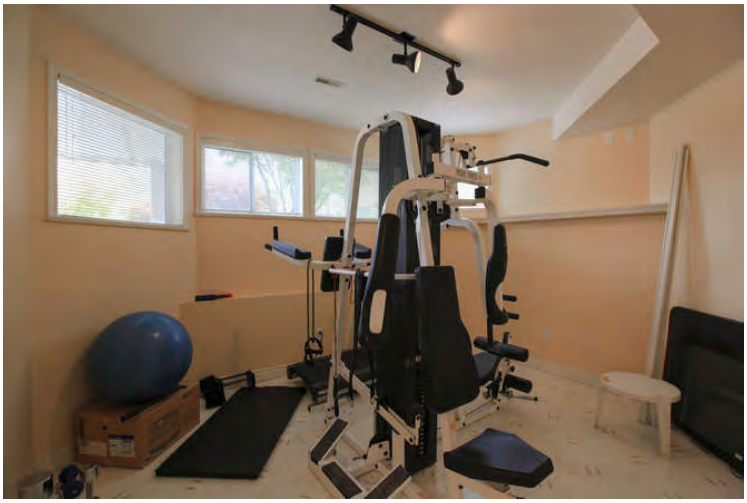






Potential Media Room: 17’ x 17’6

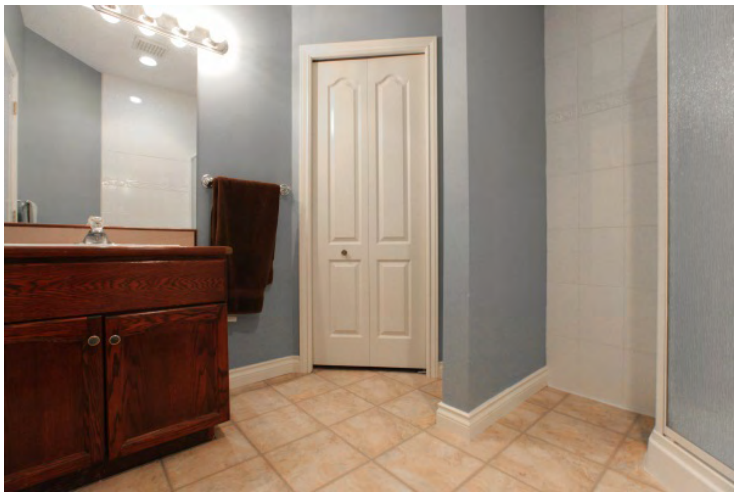
Gym – 15’ x 11’6



Hobby Room: 15’9 x 18’



3-Piece Bathroom:



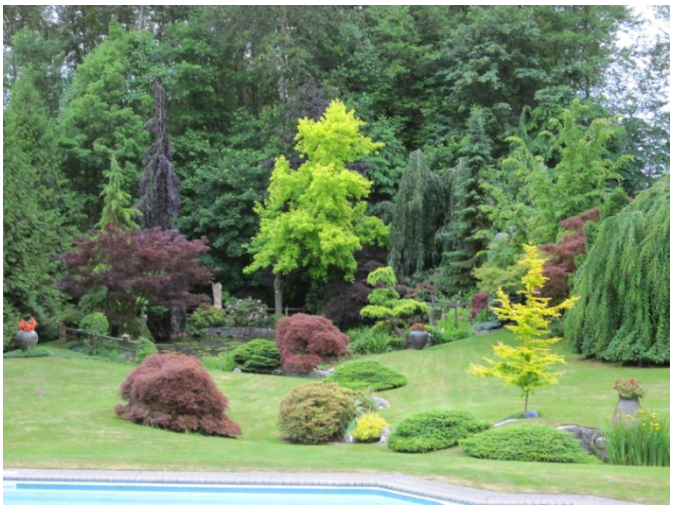


Office: 15’6 x 16’
Storage: 11’3 x 12’9
Storage: 16’3 x 11’3

Property: Beautifully Landscaped 2 Acres

















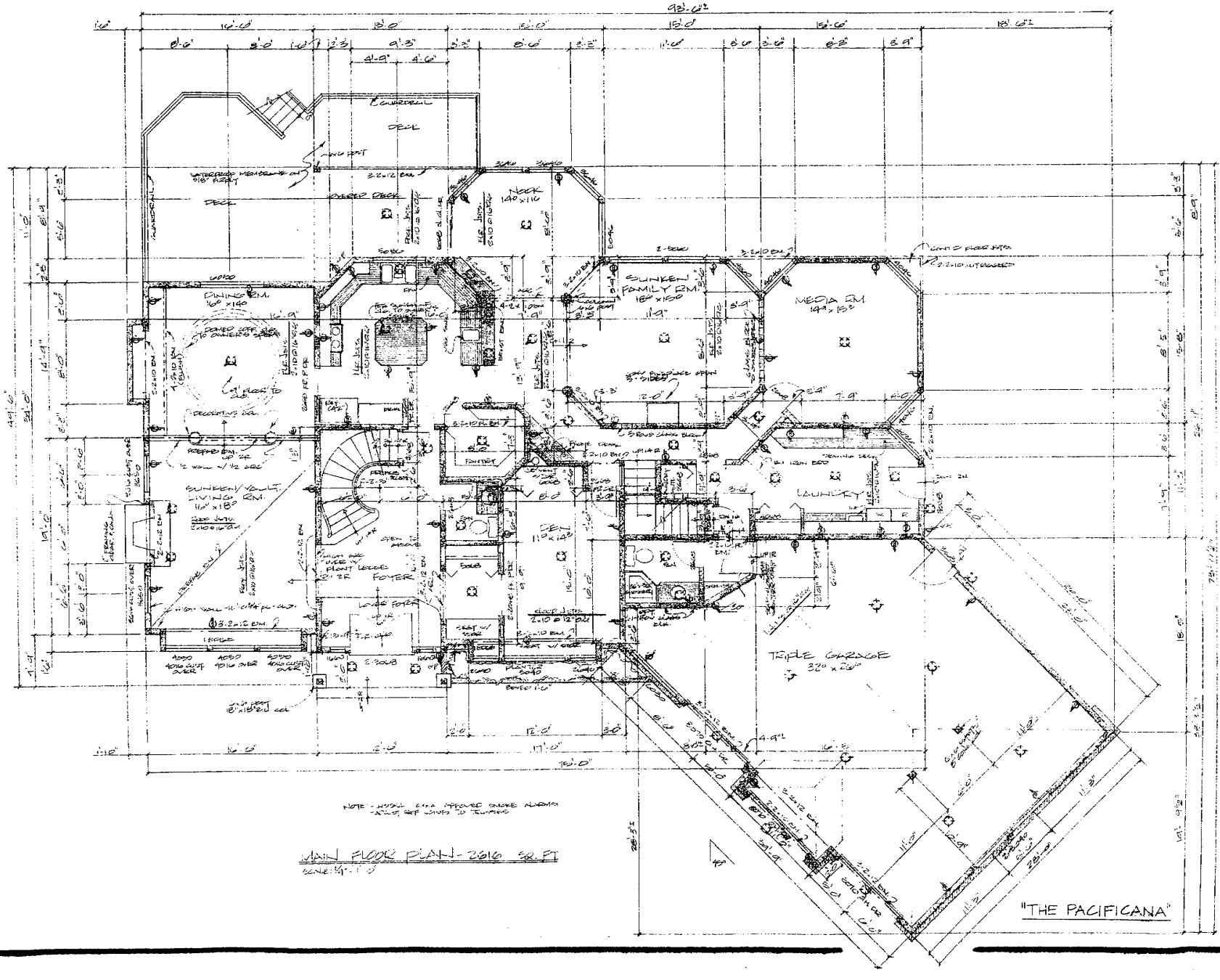








All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.



MAIN FLOOR PLAN - 2816 SQ. FT.

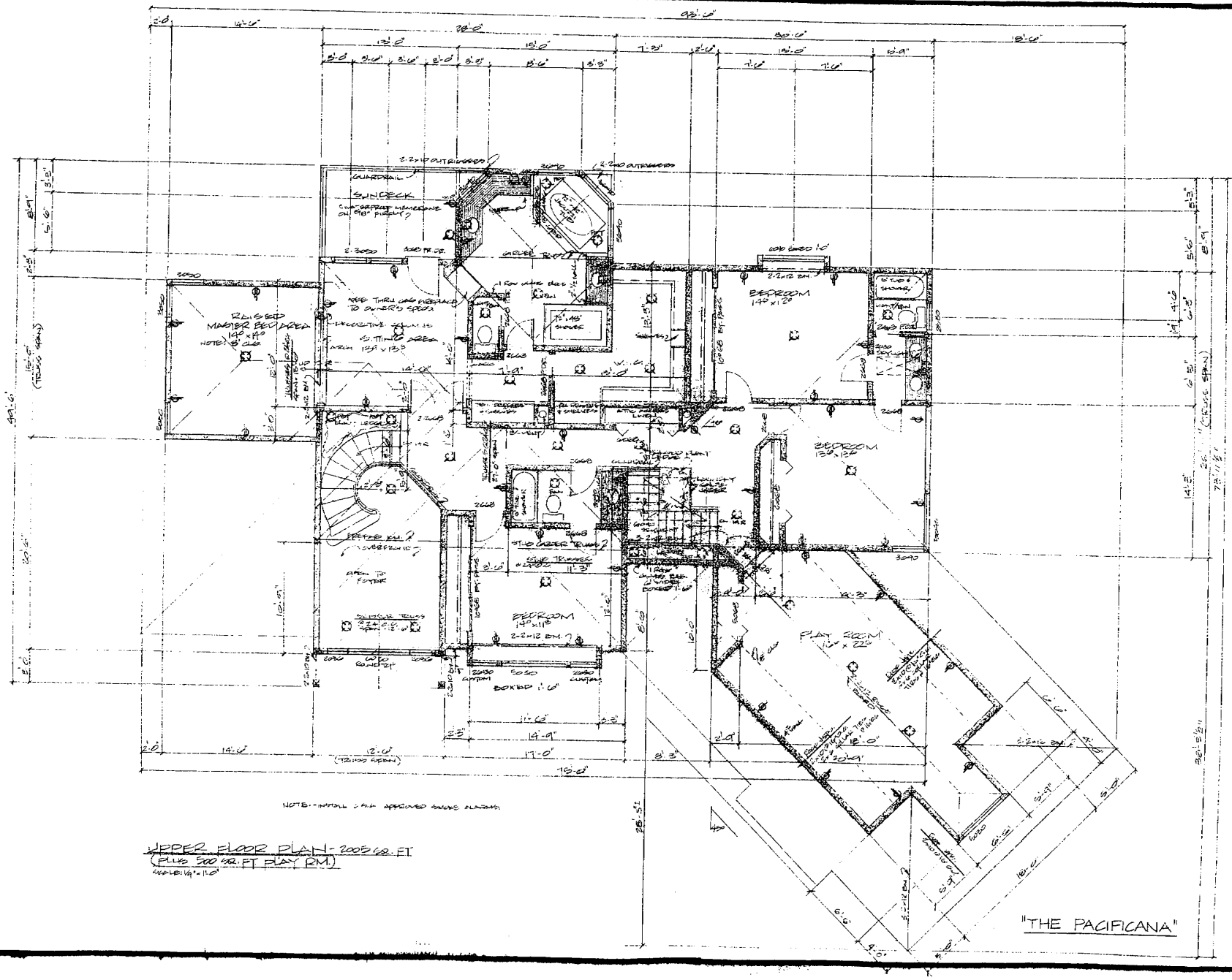
SCALE: 1/4" = 1'-0"

NOTE: HARDWIRED 120A APPROVED SMOKE ALARMS AS PER REQUIREMENTS

"THE PACIFICANA"

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HOME PLANS LTD.
15344 Fraser Hwy., Surrey, B.C.
V3R 3P5 585-2929

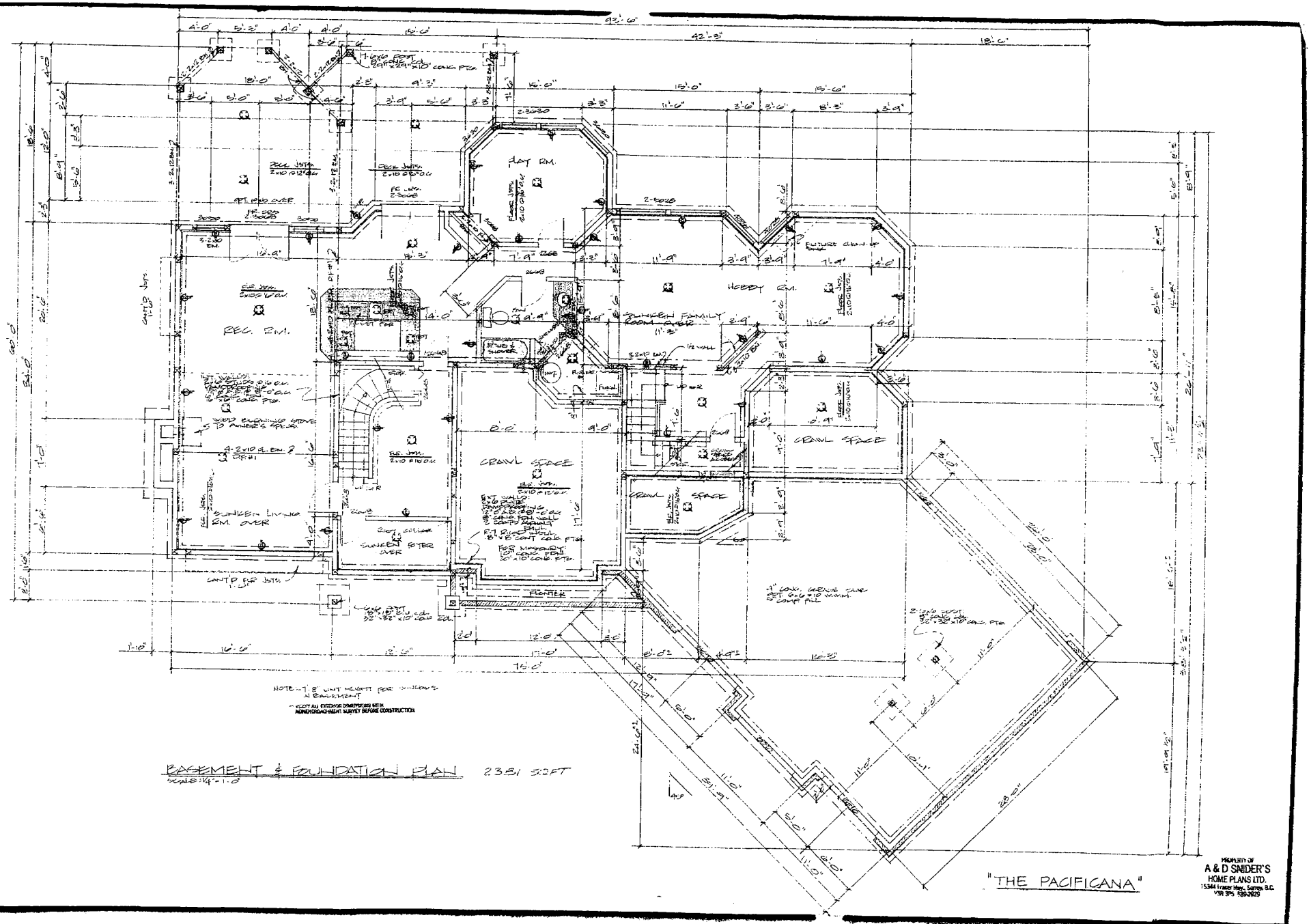
2 of 6



UPPER FLOOR PLAN - 2005 SQ. FT.
(PLUS 500 SQ. FT PLAY RM)
SCALE: 1/4" = 1'-0"

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BASEMENT & FOUNDATION PLAN 2381 SQ.FT

SCALE: 1/4" = 1'-0"

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"THE PACIFICANA"