For Multi-Picture Tour Go To:

www.mitten-realty-services.com



#31 – 20540 66 Avenue, Langley **$323,800.00**

Three Bedroom In Desirable "Amberleigh"

1300 Square Feet Attractive Décor With Laminate Floors & Super Layout

Resort Caliber Recreation Facilities

Neat and clean three bedroom end unit in desirable 'Amberleigh' boasts three bedrooms, two baths, gorgeous laminate floors on main floor and foyer, spacious living room with cozy gas fireplace, dining room, large kitchen with extra custom cabinets and a patio door to oversized backyard and patio with 6 foot hedges for added privacy. Upper level with three bedrooms including spacious master bedroom with four piece ensuite with twin sinks and shower, four piece main bath and laundry. Foyer with laminate floors allows you to greet guests out of the weather. Deep tandem garage with workshop area. Exposure out the front window is West and does not look directly at another unit, so privacy is maintained. Some extra's include; ceiling fans in everyroom, brand new 2" faux wood blinds on main floor, garborator.

A country club atmosphere prevails at the clubhouse with kitchen, fireside lounge with pool table, exercise room and fantastic pool and sun drenched south facing patio area. A fantastic, affordable opportunity for the discerning Buyer looking for a three bedroom, tastefully decorated, well kept unit in a great location in this desirable complex.

Doug or Bonnie Mitten

Prudential | Power Play Realty

533-3231

Features Of This Home...

Main Level: 590 Square Feet

Living Room - 16' x 10.75' - Entertaining is easy in the spacious living room with gorgeous laminate floors and cozy gas fireplace.





Dining Room – 11' x 10.75' - Spacious enough for any size dinner gathering and with views of the fireplace this super room with gorgeous laminate floors will contribute towards many enjoyable evenings.





Kitchen – 17.25' x 11.5' - Gorgeous kitchen will excite the most accomplished gourmet with scads of cabinets, built-in dishwasher, eating area with extra cabinets and door to rear patio and fenced rear yard.





<u>Upper Level</u>: 610 Square Feet

Master Bedroom – 11.5’ x 11.16’ - Spacious master pampers you with **4 piece ensuite** with shower and twin sinks.







Bedroom – 10.66’ x 8.5’



Bedroom – 9’ x 8.33’



Laundry - Stacking washer and dryer conveniently located in closet in upstairs hallway.

Bathroom - 4 Piece



Lower Level: 40 Square Feet

Entrance Hall – 11.5’ x 3.5’ - With laminate floor allows you to greet your guests out of the weather.

Parking:

Garage – 10.75' x 38.5'

Monthly Maintenance:

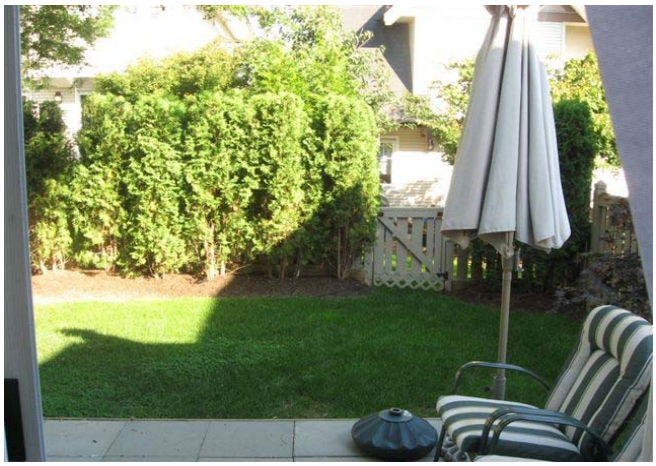
$178.89 Per Month

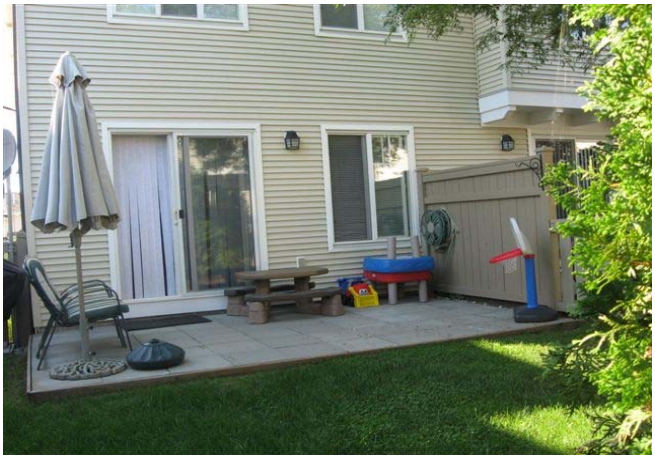
2009 Taxes:

$2,254.32 Gross Tax Plus Utilities

Features Of This Fine Home…

- **This Terrific 1300 Square Three Bedroom, Foot End Unit Townhome In Desirable "Amberleigh" Is An Absolute Must See With Attractive Decor Highlighted By Designer Colour Scheme Coupled With Gorgeous Laminate Floors.**
- **Entertaining Is Easy In The Dining Room And Living Room With Cozy Gas Fireplace.**
- **Gorgeous Kitchen With Scads Of Cabinets And Laminate Floors, Built-In Dishwasher, Eating Area With Extra Cabinets And Sliding Door To Rear Patio And Spacious Fenced Yard.**







- ★ **Upper Level Boasts Laundry And Three Spacious Bedrooms Including Master Bedroom With Four Piece Ensuite With Twin Sinks And Four Piece Main Bath.**
- ★ **Lower Level With Gorgeous Foyer With Laminate Floor Allows You To Greet Guests Out Of The Weather.**
- ★ **Double Tandem Garage With Workshop Area.**
- ★ **All This And More In Desirable "Amberleigh" Community With Convenient Central Location. A Country Club Atmosphere Prevails In The Clubhouse With Kitchen, Fireside Lounge, Deluxe Gym, Sundrenched Patio With Hot Tub And Outdoor Pool.**











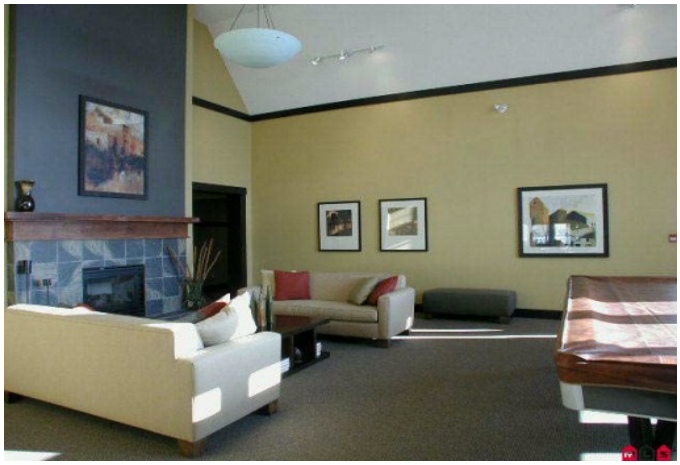




















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