



Presented by:
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Active
R2457676
 Board: F
 House/Single Family

4193 206A STREET
 Langley
 Brookwood Langley
 V3A 4Z7

Residential Detached
\$1,049,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **131.89**
 Lot Area (sq.ft.): **16,342.00**
 Flood Plain:
 Rear Yard Exp: **West**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **124.02**
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **1**
 Half Baths: **2**

Original Price: **\$1,049,000**
 Approx. Year Built: **1974**
 Age: **46**
 Zoning: **R-1E**
 Gross Taxes: **\$4,400.22**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **Yes**
 P.I.D.: **007-305-346**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Aluminum, Brick**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double**
 Dist. to Public Transit: **2 Blks** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LOT 246 SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICTPLAN 44091**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'7 x 14'8			x			x
Main	Dining Room	10'4 x 8'11			x			x
Main	Kitchen	14'2 x 9'11			x			x
Below	Foyer	9'5 x 7'11			x			x
Below	Family Room	16'2 x 9'2			x			x
Below	Flex Room	13'4 x 11'10			x			x
Below	Laundry	6'9 x 6'4			x			x
Above	Master Bedroom	15'6 x 11'7			x			x
Above	Bedroom	10'6 x 9'9			x			x
Above	Bedroom	9'11 x 9'9			x			x

Finished Floor (Main):	710	# of Rooms:	10	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	630	# of Kitchens:	1	1	Below	2		No		Barn:
Finished Floor (Below):	465	# of Levels:	3	2	Above	4		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	2		Yes		Pool:
Finished Floor (Total):	1,805 sq. ft.	Crawl/Bsmt. Height:		4				No		Garage Sz: 23'7x19'7
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				No		Grg Dr Ht:
Grand Total:	1,805 sq. ft.	Basement: None		6				No		
				7				No		
				8				No		

Listing Broker(s): **Performance Power Play Realty**

BROOKSWOOD 16,342 sqft corner lot with an 1,805 sqft 2 level split home with 3 beds, 3 baths, 1 full + 2 half baths (see floor plan). The upgrades include a brand-new roof this year, hot water tank – 1 year old and furnace - 3 years old. The lower level off the main floor has a nice size family room + an additional 13'4 x 11'10" flex space. The garage is 23'7" x 19'7" with double doors + parking for 4 more cars in the driveway. Located within walking distance to schools, parks and across the street from George Preston Recreation Centre. Take a drive-by to see this great location.