For Multi-Picture Tour Go To:

www.mitten-realty-services.com



22677 76B Ave, Langley **$990,000**

Custom Designed & Built 2140 Sq. Ft. Executive Rancher On 0.75 Acres

2140 Sq. Ft Professional Caliber Shop With Man Cave & Storage In Basement

Custom designed and built 2140 square foot extensively updated rancher plus full basement on attractive 0.75 acre. in desirable Forest Knolls. Main floor designed for family and entertaining with the lower level set up as a 2140 square foot professional caliber shop, great for a tradesperson, hobbyist or RV Storage. Attractive foyer with gorgeous front door and tile floors welcomes you to this fine home. Entertaining is easy in the spacious living room and dining room with vaulted wood ceiling and corner floor to ceiling brick fireplace. Dream kitchen with laminate floors, granite counters, gorgeous raised panel cabinets with back splash to match the stainless appliances, island with butcher block top with breakfast bar and eating area. Family room adjoining the kitchen boasts gorgeous laminate floors, vaulted wood ceiling, floor to ceiling corner brick fireplace and patio door to large patio overlooking gorgeous rear yard with privacy hedging. Den with laminate floor will facilitate home office or computer. Three bedrooms including spacious master with his and her closets, three piece ensuite and sitting area for you to relax and enjoy a cup of coffee in quiet.

Lower level set up with 500 sq. ft. suite/man cave area and a 2140 sq. ft. professional caliber shop boasting 12.25' ceilings, 12.25’ x12’ overhead door, ‘Man Cave Area’with 434 SF of mezzanine storage above (44" high), 240 volt power, natural geothermal heating effect, two piece bath, and 3 piece bath, heated ventilation system, lot of florescent lighting and electrical plugs and suspended floor system between the upstairs and the shop for soundproofing and a 2.5 hour fire rating.

Beauty isn’t just skin deep in this super one owner home, custom built by the owner, a meticulous craftsman, using superior quality construction and materials.

Gorgeous extensively updated executive home built by quality craftsman coupled with man cave, professional caliber shop, and nicely landscaped 0.75 acres offers the complete package for someone looking for a situation to live in a super quality home and providing a work at home accommodation in professional caliber shop.

Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

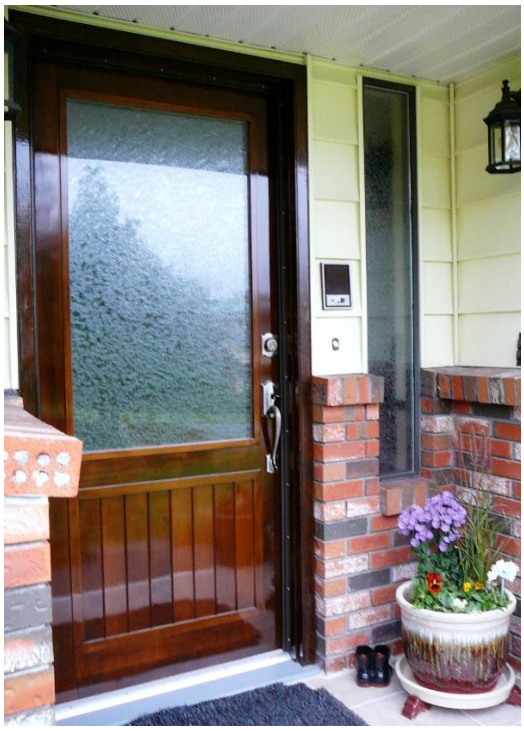
CUSTOM BUILT EXECUTIVE RANCHER





MAIN LEVEL: 2140 Square Feet

Entrance Hall – 12' x 6.5' – Welcome guests out of the weather in the entrance hall with gorgeous front door and tile floors.









Living Room – 15’ x 15’ – Entertaining is easy in the spacious living room with gorgeous vaulted wood ceiling and cozy corner fireplace with floor to ceiling brick facing.





Dining Room – 15’ x 10’ – Formal dining occasions are facilitated in the dining room with vaulted wood ceiling and views of the fireplace.





Kitchen - 16’ x 15’ – Dream kitchen with recessed lighting, laminate floors, granite counters, gorgeous raised panel cabinets with back splash to match the stainless appliances, island with butcher block counter and breakfast bar and eating area. Spectacular raised panel cabinets with one inch thick premium red oak exterior with dramatic hand rubbed dark walnut stain with two part catalyzed lacquer, ¾” birch hardwood plywood interiors, 12 conventional drawers and 12 - 100 lb capacity full extension roll-out drawers. Built in appliances for the most serious gourmet with double ovens, dishwasher, and spectacular six foot stainless side by side fridge – freezer. Built by professional cabinet maker for his family this kitchen will absolutely take your breath away.















Family Room – 16’ x 16’ – Great room designed for casual entertaining and family fellowship boasts gorgeous laminate floors, vaulted wood ceiling, cozy corner wood fireplace with floor to ceiling brick facing and patio door to large patio overlooking gorgeous rear yard with privacy hedging.







Den – 11’ x 8 - With attractive laminate floors the den will facilitate your home office or computer needs.



Master Bedroom – 16 x 11’ - With his and her closets, **8’ x 9’ sitting area** and **three piece ensuite bathroom**.









Bedroom – 11’ x 10’

Bedroom – 11’ x 10’





4 Piece Bathroom





Laundry Room – 8.5' x 6.5' – With attractive Western Red Cedar cabinets.



Features Of This Home:

- **A COMPLETE PACKAGE:** Gorgeous Extensively Updated, Custom Designed, 2140 Square Foot Executive Rancher Custom Built By Quality Craftsman Coupled With 2140 Square Foot Professional Caliber Shop, And Nicely Landscaped 0.75 Acres In Desirable Forest Knolls Offers The Complete Package For Someone Looking For A Situation To Live In A Super Quality Home And Providing A Work At Home Accommodation In Professional Caliber Shop.
- **ENTRANCE HALL:** Attractive Entry With Gorgeous Front Door And Tile Floor Welcomes You To This Fine Home.
- **FORMAL ENTERTAINING AREAS:** Entertaining Is Easy In The Spacious Living Room And Dining Room With Vaulted Wood Ceiling And Corner Fireplace With Floor To Ceiling Brick Facing.
- **KITCHEN:** Dream Kitchen With Recessed Lighting, Laminate Floors, Granite Counters, Gorgeous Raised Panel Cabinets With Back Splash To Match The Stainless Appliances, Island With Butcher Block Counter And Breakfast Bar And Eating Area. Spectacular Raised Panel Cabinets With One Inch Thick Premium Red Oak Exterior With Dramatic Hand Rubbed Dark Walnut Stain With Two Part Catalyzed Lacquer, ¾" Birch Hardwood Plywood Interiors, 12 Conventional Drawers And 12 - 100 Lb Capacity Full Extension Roll-Out Drawers. Built In Appliances For The Most Serious Gourmet With Double Ovens, Dishwasher, And Spectacular Six Foot Stainless Side By Side Fridge – Freezer. Built By Professional Cabinet Maker For His Family This Kitchen Will Absolutely Take Your Breath Away.

- **CASUAL ENTERTAINING AREAS:** Family Room Adjoining The Kitchen Boasts Gorgeous Laminate Floors, Vaulted Wood Ceiling, Floor To Ceiling Corner Brick Fireplace And Patio Door To Large Patio Overlooking Gorgeous Rear Yard With Privacy Hedging.
- **DEN:** With Laminate Floor The Den Will Facilitate Home Office Or Computer.
- **BEDROOMS:** Three Bedrooms Including Spacious Master With His And Her Closets, Three Piece Ensuite And Sitting Area For You To Relax And Enjoy A Cup Of Coffee In Quiet.
- **FRAMING:** 2X6 Exterior Wall With 5/8" Fir Plywood Sheathing.





- **INSULATION:** The Interior Walls In The Master Bedroom, Ensuite, Main Bathroom And Laundry Are Insulated. R20 Insulation In Exterior Walls, R40 Insulation In Ceilings.





- **ROOF:- 18" Heavy 100% Edge Grain Treated Western Red Cedar Shakes**, **25 YEARS Remaining** On The 30 YEAR Transferable/50YEAR To Original Owner **Warranty**.
- **WINDOWS:** New Double Sealed Window Units On South Side Of House, Double Sealed Windows On North Side Seem To Be Fine.
- **PLUMBING:-** Tub And Shower Are Original Refinished With Marine Quality 2 Part Epoxy Coating. Quality Fixtures Throughout, Copper Water Line System On New Regulator.

- **THE SEPTIC SYSTEM:-** 750 Imperial Gallon Single Compartment Tank, Maintained Approximately Every 3 Years. The 4–100 Foot Run Field (400ft In Total) Is One Of Few Fields In The Area That Is In All Natural Ground. The Original Percolation Test Was So Impressive The City Made the Owners Do A Second 24 Hour Test Because They Didn't Believe Their Own Standard Test. At The End Of A 24 Hour Period The Test Was Even Better As The Ground Had Been Primed From The First Test. The Test Would Be On Record. The System Was Also Referboshed in 2012.

- **ELECTRICAL:-** 200 Amp 240 Volt Service With 1-200 Amp Main Fuse Disconnect At Meter Located At The South/East Corner Of House, 1-200 Amp 240 Volt 40 Circuit Panel In Laundry Room For Main Floor, 1-200 Amp 240 Volt 40 Circuit Panel In The Basement. Utilizing Some Power Sharing Circuitry To Maximize Utility Of The Electrical For The Shop. 1- 50 Amp 240 Volt Welding Circuit, 50 Amp And 30 Amp RV Hookups, 120 Volt Generator Hookup For Power Outages. **KITCHEN COUNTER OUTLETS**:- 6-120 Volt Separate Dedicated Circuits Are Available For Counter Appliances**. ELECTRIC HEATING** Is All Separate Room Zoned & Allows Independent Heat Without Mixing Ventilation From The Shop**.**

- **MILLORK/ FINISHING :-** The Front And Back Exterior Doors Are Raised Panel Western Red Cedar With Heavy Duty Stanley Commercial Hinges. **All Interior Doors Are Solid Raised Panel Edge Grain Fir With Heavy Duty Stanley Commercial Hinges.** The Finish Is Original Hand Rubbed Stain With Satin Varathane All Door Jamb Material Throughout The House Is Fir.



- **HAMBRO FLOOR SYSTEM:** www.hambro.com Has Been Established For Decades In Commercial Construction. The **Acoustics Are Excellent And It Has A 2.5 Hour Fire Rating** To The Main Floor. Every Piece Of Woodworking Equipment Can Be Running In The Basement With Literally No Disturbance On The Main Floor Living Area.



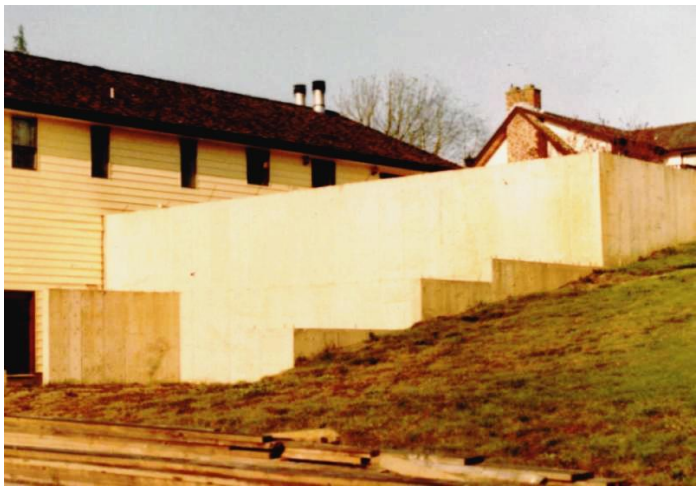






- **ENGINEERED FOUNDATION: Owner Has Indicated Engineered Foundation** For Triple Garage And Pool.





- **COVERED AWNING PARKING:** For 5 Vehicles.





LOWER LEVEL: 2140 Square Feet

- **Man Cave Area -** With 3 piece bath, gorgeous kitchen, laundry rough in, living room and bdrm area. Jacobs ladder to mezzanine above suite for storage.
- **WORKSHOP – 66’ X 32’:** A Professional Caliber Shop With 12.25' Ceilings And 2 Piece Bath Is Currently Used As A Professional Cabinet Shop & For RV Conversions Is Engineered To Minimize Sound & Dust Migration To The Upstairs. This Is The Ideal Setup For a Tradesperson, Hobbyist or RV Parking

.

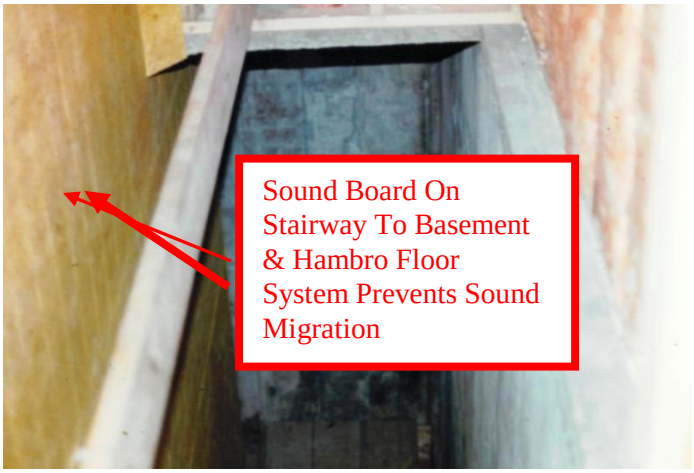












- **ROLL UP DOOR:** Commercial Grade Dalton Roll Up 12ft Wide By 12ft-3" High Vehicle Door With Automatic Opener.

- **ELECTRICAL:** 240 Volts Power & Lots Of Florescent Lighting & Electrical Plugs

- **VENTILATION:** Heated Ventilation Intake Air And Large Capacity Exhaust Fan**.**

- **BATH:** Two Piece Bath**.**

- **NATURAL GEO-THERMAL HEATING AND COOLING**: The Basement Stays At Approximately 55 Degrees Fahrenheit Plus Or Minus A Few Degrees Most Of The Year.

- **PERFECT FOR A TRADESMAN THAT DESIRES PRIVACY AND SECURITY WITH LOW OVERHEAD AND TO BE ABLE TO WORK FROM HOME (See Zoning Bylaw To Determine Municipal Restrictions).**



LOT: 0.75 ACRE – 140’ X 233.92

- **Meticulously Maintained** Property With Attractive Landscaping, Privacy Hedging, & Lots Of Parking With Separate Driveways To The Home & The Shop.













Superior Quality Construction Ensures Beauty Isn't Just Skin Deep In This Home













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