

For Multi-Picture Tour Go To
www.mitten-realty-services.com



6732 196b Place, Langley

\$628,800.00

Extensively Updated Family Home

1982 Sq. Ft. Plus 1555 Sq. Ft. Finished Basement With 2 Bedroom Suite

Updated, 3537 square foot family home on quiet cul-de-sac close to all amenities in Willowbrook. This super home is designed for family and entertaining. 1982 square foot upper level with great room with attractive vinyl plank flooring and cozy gas fireplace, family room with corner gas fireplace, gorgeous island kitchen with scads of attractive oak cabinets, spacious eating area and view of Mount Baker, two baths with soaker tubs and four bedrooms including spacious master with ensuite with jetted soaker tub. 1555 square foot lower level offers recreation room, bedroom/gym and bathroom for upper level and two bedroom and bath suite with shared laundry. Updates include paint, flooring, hot water tank, deck and stairs, heat pump (air conditioner), and windows with heat reducing coating on west side for your comfort. Built in vaccum. Spacious fenced yard with pea gravel play area. Double garage. Fantastic updated home on a great lot in desirable neighbourhood – what more could you ask for?

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at



Prudential

Power Play
Realty

604-533-3231

Main Floor: 1982 Square Feet

Living Room – 18.43’ x 11.75’ - Upper level boasts spacious great room attractive vinyl plank floors and cozy gas fireplace



Dining Room – 15.66’ x 10.25’ – With attractive vinyl plank flooring and hutch alcove this super room will facilitate your more formal dining occasions.



Kitchen – 19.83’ x 11.91’ - Spectacular island kitchen with scads of oak cabinets and spacious eating area with view of Mount Baker.





Family Room – 16.43' x 13.91' – Family room with corner gas fireplace adjoining the kitchen.



Master Bedroom – 14.58' x 11.83' – Spacious master with **four piece ensuite** with jetted soaker tub.



Bedroom – 12' x 9.91'



Bedroom – 12' x 9.91'



Bedroom – 12' x 10'

Bathroom - 5 Piece



Lower Level: 1555 Square Feet

Entrance Hall – 8.08' x 5.25' – Attractive foyer with vinyl floors welcomes you to this fine home.



Recreation Room – 18.66' x 11.43' – Spacious recreation room for family fun and entertaining.



Bedroom – 11.43' x 9.5'



Bathroom – 4 Piece



Suite:

Living Room – 15.58' x 15.5'



Kitchen – 15.66' x 6'



Bedroom – 11.75' x 9.83'



Bedroom – 10.16' x 9.75'



Bath - 4 Piece



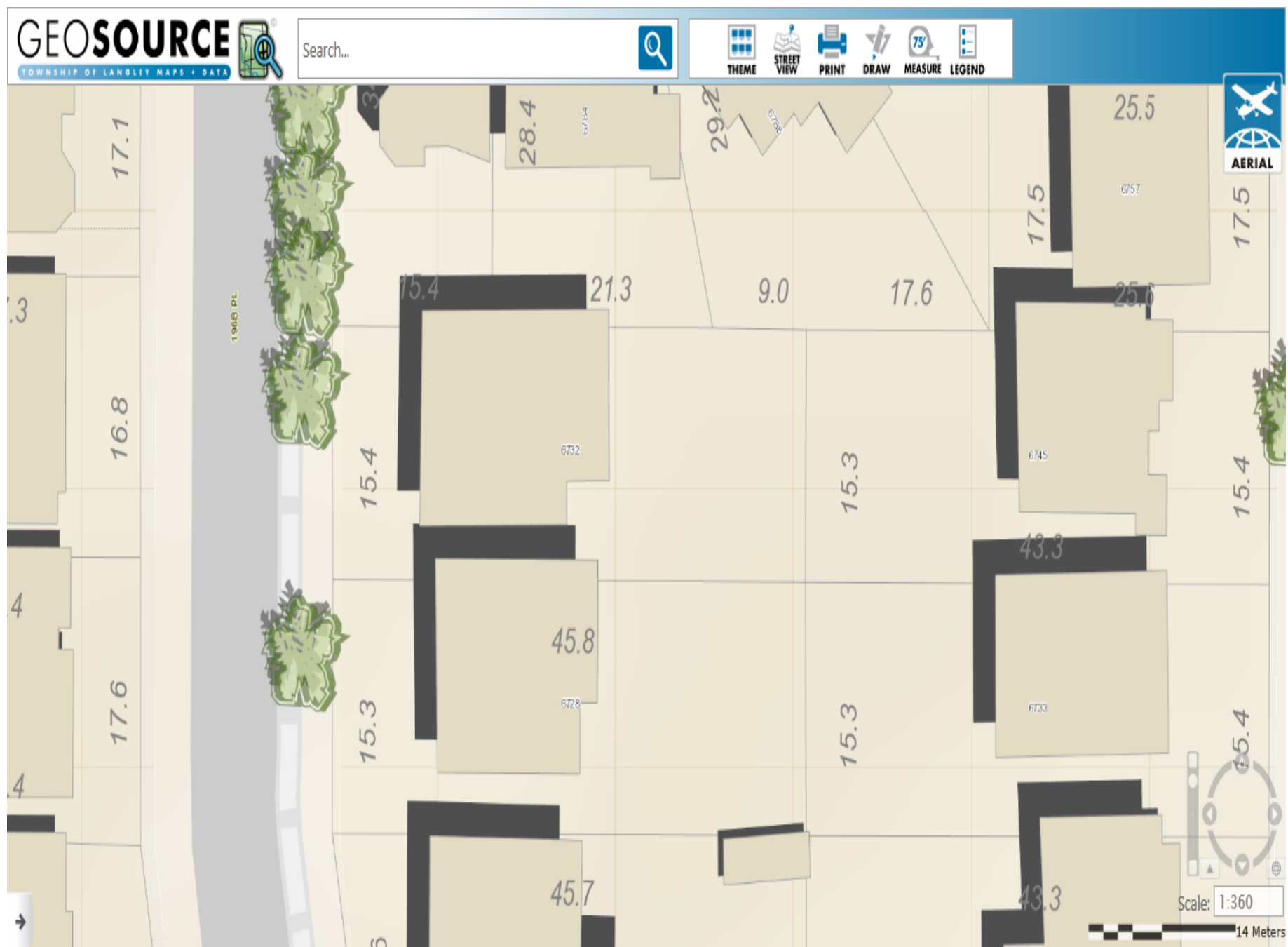
Laundry – 15.43' x 6.91'

- ★ **Updated, 3537 Square Foot Family Home Designed For Family And Entertaining Is Located On A Quiet Cul-De-Sac Close To All Amenities In Willowbrook**
- ★ **Upper Level Boasts 1982 Square Foot With Great Room With Attractive Vinyl Plank Flooring And Cozy Gas Fireplace, Family Room With Corner Gas Fireplace, Gorgeous Island Kitchen With Scads Of Attractive Oak Cabinets, Spacious Eating Area And View Of Mount Baker, Two Baths With Soaker Tubs And Four Bedrooms Including Spacious Master With Ensuite With Jetted Soaker Tub.**
- ★ **Lower Level 1555 Square Foot Offers Recreation Room, Bedroom & Bath For Upper Level And Two Bedroom & Bath Suite With Shared Laundry.**
- ★ **Updates Include Paint, Flooring, Hot Water Tank, Deck And Stairs, Heat Pump (Air Conditioner), And Windows With Heat Reducing Coating On West Side For Your Comfort. Built In Vacuum.**
- ★ **Double Garage.**
- ★ **Fantastic Updated Home On A Great Lot In Desirable Neighbourhood – What More Could You Ask For?**

Lot Size: 50' x 148.76' – 7438 Sq. Ft.

- ★ **Spacious Covered Deck Overlooking Fenced Yard With Pea Gravel Play Area.**





GEOSOURCE
TOWNSHIP OF LANGLEY MAPS + DATA

Search...

THEME STREET VIEW PRINT DRAW MEASURE LEGEND

MAP

2010
2008
2005
2004
2001
1999
1994

☒ Roads/
Parcels

Scale: 1:360
14 Meters

An aerial photograph of a suburban neighborhood. The map shows several houses with brown and grey roofs, green lawns, and some trees. A street runs vertically on the left side of the image. There are several cars parked along the street and in driveways. The interface elements are overlaid on the map: a search bar at the top left, a navigation toolbar at the top right, a date selector on the right side, and a scale bar at the bottom right.



POWER PLAY REALTY

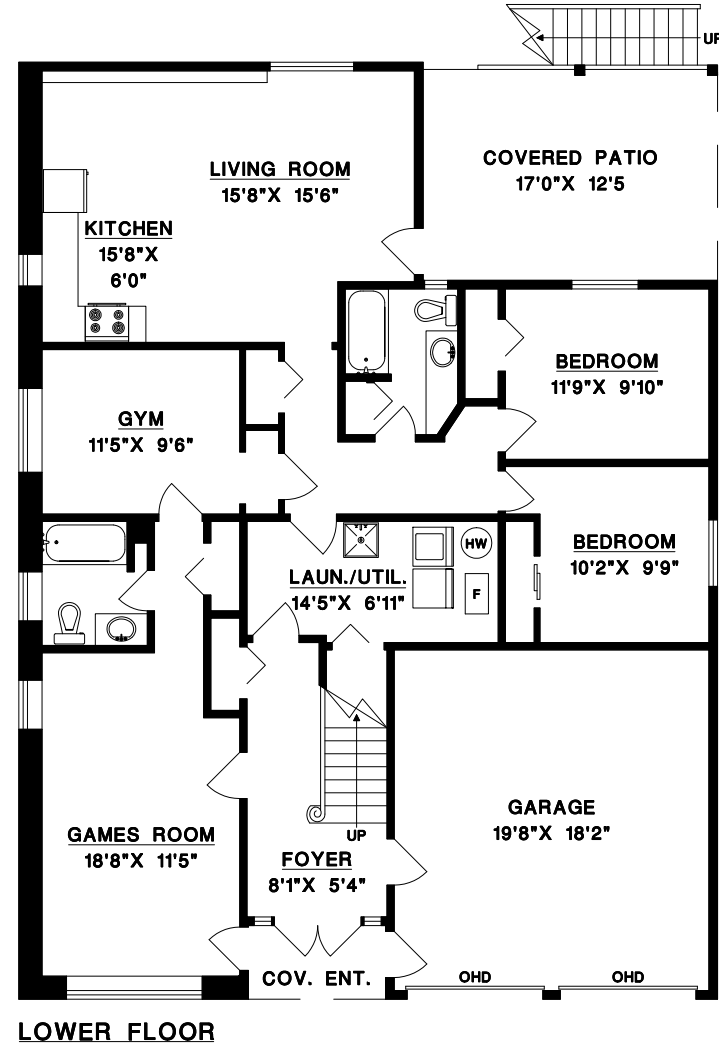
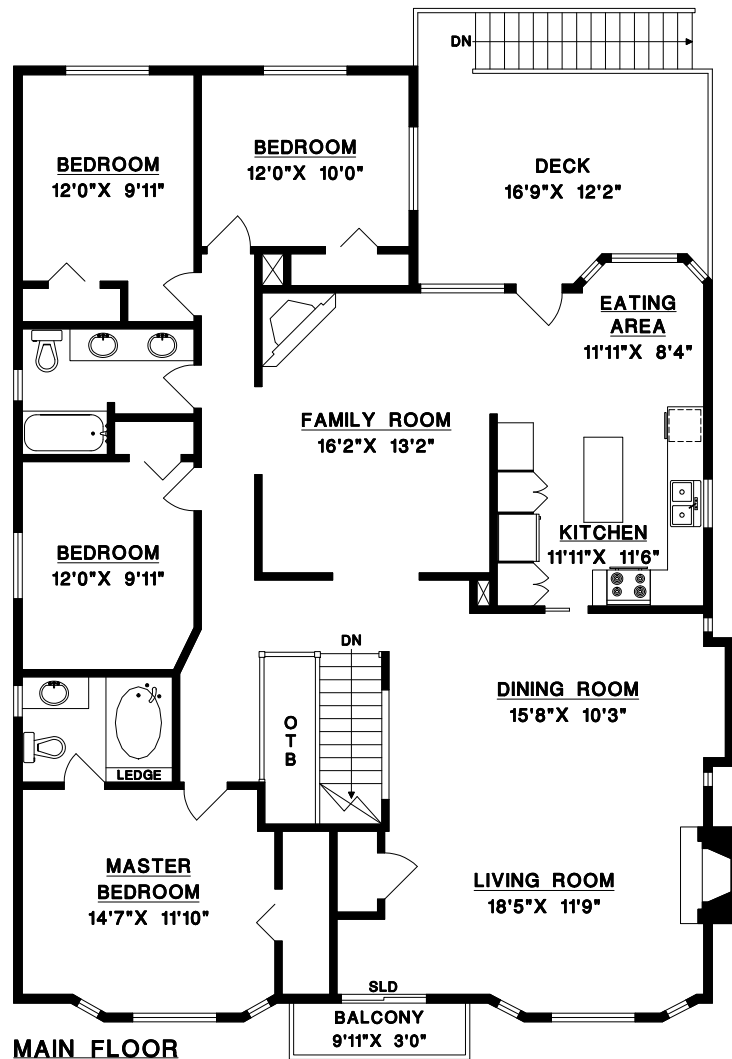
DOUG & BONNIE MITTEN

BUS: 604-290-5480

MAIN FLOOR	1982	SQ. FT.
LOWER FLOOR	1555	SQ. FT.
FINISHED AREA	3537	SQ. FT.

GARAGE	379	SQ. FT.
BALCONY	30	SQ. FT.
PATIO	207	SQ. FT.
DECK	204	SQ. FT.
ENTRY	34	SQ. FT.

6732 196B PLACE,
LANGLEY, B.C.



1" = 6'
SCALE

DRAWN BY: CN
DATE: FEBRUARY 2012
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca



List of Excluded Items For 6732 196b Place, Langley, BC

The following are items that are to be excluded items on a Contract of Purchase and Sale on 6732 196b Place, Langley, BC:

1. Free standing storage cabinets (ones that are not built ins) that are earthquake anchored;
2. Baby gates;
3. Dry eraser and cork boards for daycare;
4. Castle sticker in suite bedroom;
5. Washer and Dryer;
6. All playground equipment;
7. Curtain rod in family room;
8. Keypad at front door will be replaced with a handle with deadbolt lock;
9. Garage keypad is included but the seller's do not know the code



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES

BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



Prudential
Power Play Realty



Date of disclosure: February 8, 2012

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 6732 196B Street

Langley

V2Y 1J6

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>aw</i>	☒	☒
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>aw</i>	☒	☒
C. Is there a survey certificate available?			<i>aw</i>	☒
D. Are you aware of any current or pending local improvement levies/charges?		<i>aw</i>	☒	☒
E. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>aw</i>	☒	☒
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ☒ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other _____				
B. Are you aware of any problems with the water system?		<i>aw</i>	☒	
C. Are records available regarding the quantity and quality of the water available?			<i>aw</i>	
D. Indicate the sanitary sewer system the Premises are connected to: Municipal ☒ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other _____				
E. Are you aware of any problems with the sanitary sewer system?		<i>aw</i>	☒	
F. Are there any current service contracts; (i.e., septic removal or maintenance)?			☒	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			☒	<i>aw</i>
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	<i>aw</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>aw</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>aw</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<i>aw</i>	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			<i>aw</i>	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>aw</i>	☒	☒
G. Are you aware of any structural problems with any of the buildings?		<i>aw</i>	☒	☒
H. Are you aware of any additions or alterations made in the last sixty days?		<i>aw</i>	☒	☒
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?	<i>aw</i>		☒	☒

aw *aw*

INITIALS

ADDRESS/BARE-LAND STRATA LOT #: 6732 196B Street

Langley

V2Y 1J6

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		CW	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		CW	X	X
L. Are you aware of any damage due to wind, fire or water?		CW	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 16 years)		CW	X	X
N. Are you aware of any problems with the electrical or gas system?		CW	X	X
O. Are you aware of any problems with the plumbing system?		CW	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?			X	CW
Q. Do the Premises contain unauthorized accommodation?	CW			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		CW	X	X
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		CW	X	X
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		CW	X	
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		CW		X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		CW	X	X
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		CW	X	X

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation


INITIALS

16
February 8, 2012

DATE OF DISCLOSURE

PAGE 3 of 3 PAGES

ADDRESS/BARE-LAND STRATA LOT #: 6732 196B Street

Langley

V2Y 1J6

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

31 - SUITE.

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.

The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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BC1002 REV. NOV 11

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