For Multi-Picture Tour Go To:

www.mitten-realty-services.com



23770 40 Avenue, Langley **$1,100,000.00**

GORGEOUS COUNTRY ESTATE
Extensively Updated Home On Gorgeous 4.93 Acres
Barn & Shop

Meticulously maintained country estate absolutely must be seen to be appreciated with: 2500 square foot extensively updated family home designed to ensure your comfort and enjoyment including spacious layout and tasteful decor with quality finishing, coupled with manicured property designed for enjoyable country living and equestrian pursuits with two stall barn, round pen and horse pastures; 22' x 20' shop; garden; orchard; serene patio block walkways and patio with fish pond. Extensively updated home with gorgeous hardwood floors, custom designed kitchen with scads of cabinets, granite counters, breakfast bar and eating area, dining room with French door to patio, spacious living room with cozy fireplace and hardwood floors, updated thermal windows, updated paint; crowns and moldings, three bedrooms up including master bedroom with three piece ensuite, attractively finished basement with tile floors, two bedrooms, bath, family room with fireplace and kitchen. A must see for the discerning Buyer looking for something special.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

604-533-3231

Extensively Updated Home



Main Level: 1305 Sq. Ft.

Living Room: 21' x 13.66' – Entertainment sized living room with cozy fireplace and gorgeous hardwood floors, updated thermal windows, updated paint; crowns and moldings.





Dining Room: 11.5' x 10' – Will facilitate more formal dining occasions with hutch alcove, gorgeous hardwood floors and French doors to large deck.



Kitchen: 17’ x 11.5’ - Dream custom designed kitchen with updated raised panel oak cabinets with large pantry, gorgeous granite counters with breakfast bar and eating area for family meals.





Master Bedroom: 13’ x 11’ – Boasting gorgeous hardwood floors and **three piece ensuite**.









Bedroom: 10’ x 9.33’ - With attractive hardwood floors.

Bedroom: 10’ x 9.33’ - With attractive hardwood floors.

Bathroom: 4 Piece Main Bath





Lower Level: 1205 Sq. Ft.

Family Room: 17.66’ x 11’ - Family room with tile floors and cozy fireplace with floor to ceiling brick facing.



Bedroom: 12’ x 10.43’ - With attractive tile floor.

Bedroom: 11’ x 10’ – With attractive tile floor.

Laundry Room: 7.5’ x 7.5’

Kitchen: 17’ x 11’ – Spacious kitchen with attractive raised panel oak cabinets, tile floors and **11’ x 7’** eating area







Bathroom: 3 piece powder room.



- **Meticulously Maintained Country Estate Absolutely Must Be Seen To Be Appreciated With: 2500 Square Foot Extensively Updated Family Home Designed To Ensure Your Comfort And Enjoyment Including Spacious Layout And Tasteful Decor With Quality Finishing, Coupled With Manicured Property Designed For Enjoyable Country Living And Equestrian Pursuits With Two Stall Barn, Round Pen And Horse Pastures; 22' X 20' Shop; Garden; Orchard; Serene Patio Block Walkways And Patio With Fish Pond.**
- **Extensively Updated Home With Gorgeous Hardwood Floors, Custom Designed Kitchen With Scads Of Cabinets, Granite Counters, Breakfast Bar And Eating Area, Dining Room With French Door To Patio, Spacious Living Room With Cozy Fireplace And Hardwood Floors, Updated Thermal Windows, Updated Paint; Crowns And Moldings, Three Bedrooms Up Including Master Bedroom With Three Piece Ensuite, Attractively Finished Basement With Tile Floors, Two Bedrooms, Bath, Family Room With Fireplace And Kitchen.**
- **Single Garage.**

Barn: 26.5’ x 14.5’



Shop: 22’ x 20’





Property: 4.93 Acres

Gorgeous property is meticulously maintained and is designed for enjoyable country living and equestrian pursuits with two stall barn, round pen and horse pastures; 22' x 20' shop; garden; orchard; serene patio block walkways and patio with fish pond.























































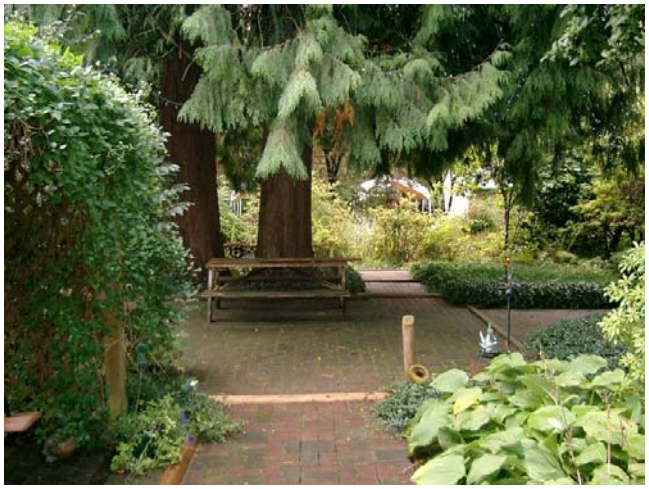










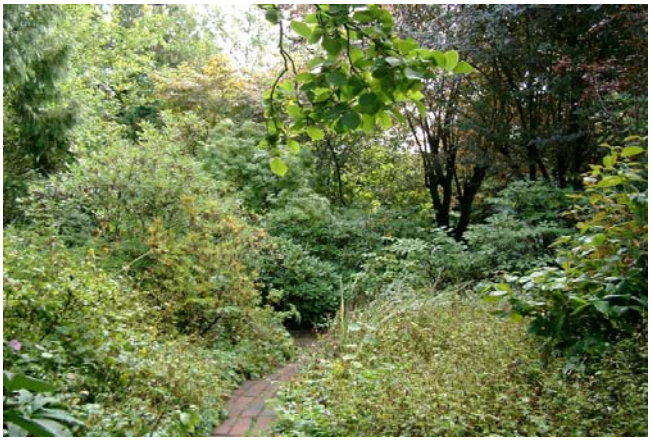














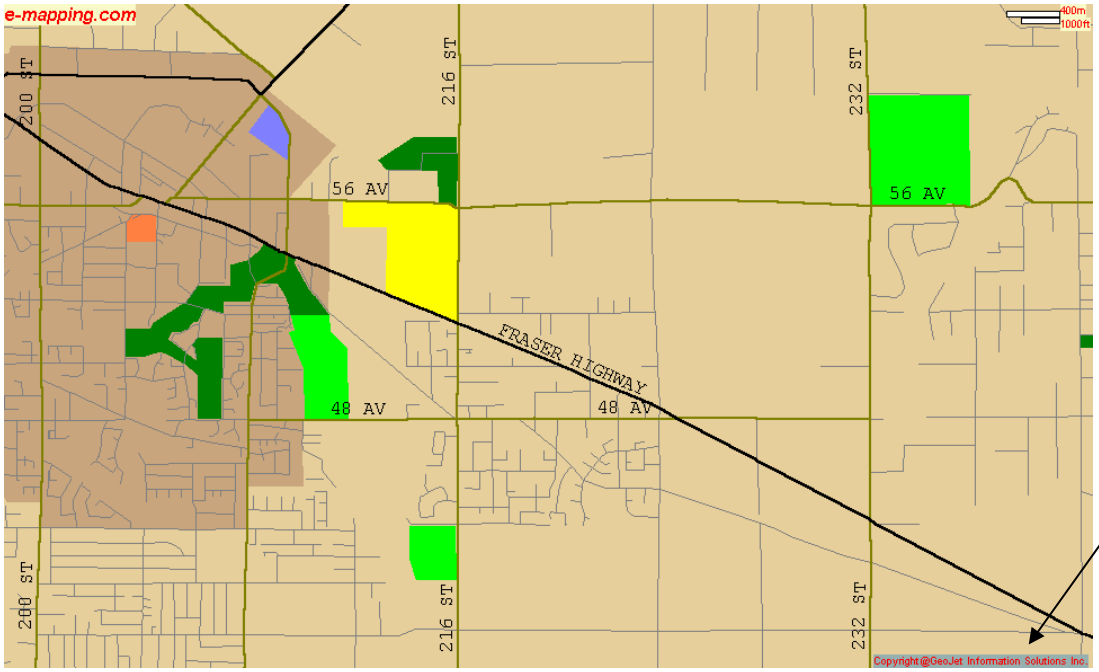






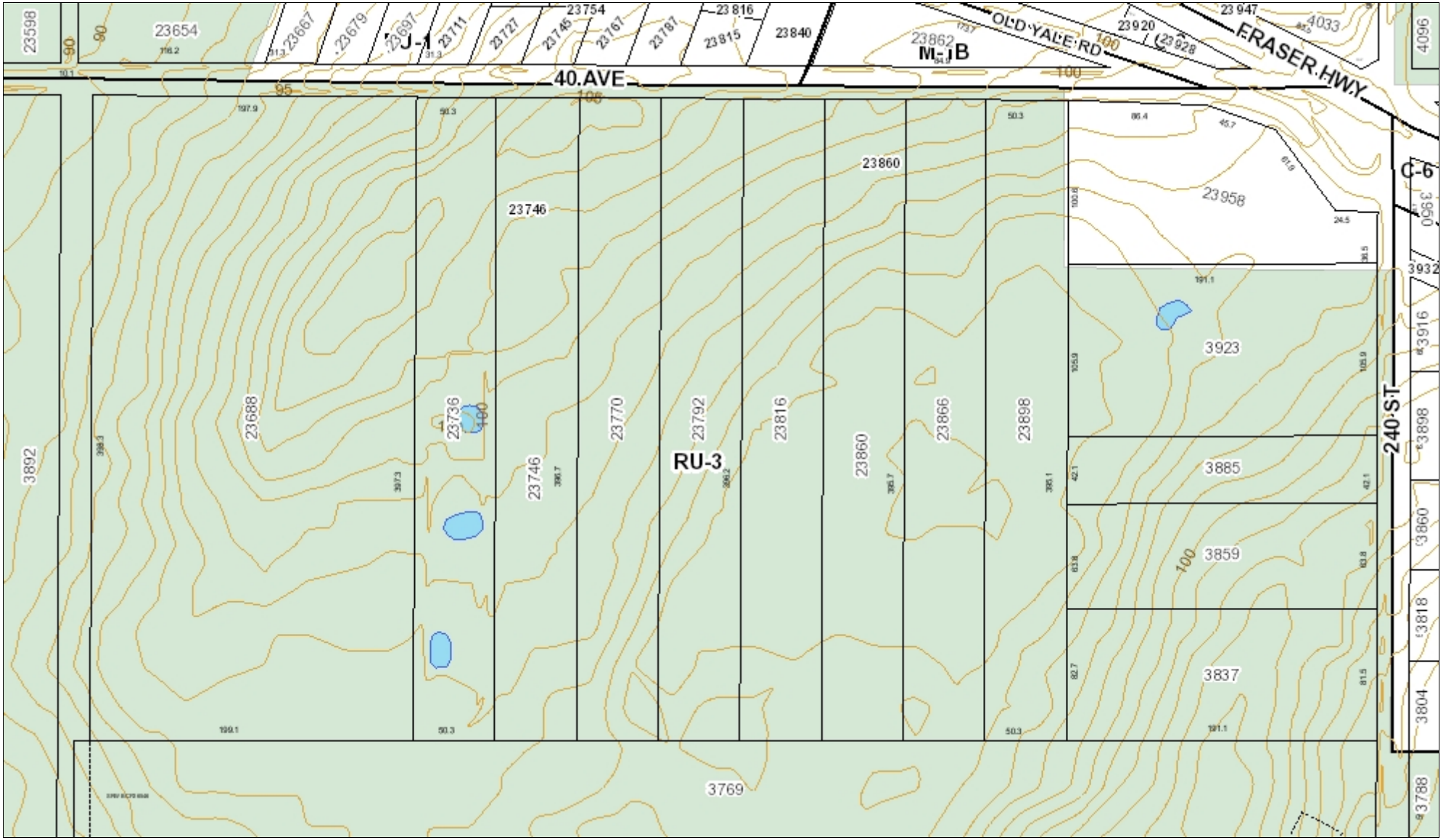
Location:

Excellent central location in Langley this property boasts the benefits of rural location with city convenience. Within minutes of the neighbourhood amenities of Murrayville and the Blair Pool and within 10 minutes of: Langley Civic Center with it's meeting, curling & ice rink facilities; Twin Rinks Ice Arena; Willowbrook Regional Shopping Center; Langley City and the #1 freeway via 232 Street.



All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.
An independently owned and operated broker member of The Prudential Real Estate Affiliates, Inc. A subsidiary of
The Prudential Insurance Company of America, owner of the trademarks. Used under license.

23770 40 Ave



128.53 0 64.27 128.5 Meters

Scale 1: 3,373.60

Township of LANGLEY Geosource

Printed12/7/2010

Dimensions, zoning map

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.



23770 40 Ave



128.53 0 64.27 128.5 Meters

Scale 1: 3,373.60

Township of LANGLEY Geosource

Printed12/7/2010

Aerial map

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

