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



#38 19649 53 Ave, Langley **$357,800.00**

Enjoy The Ultimate In Adult Oriented Living In This 1454 Sq. Ft. End Unit Rancher
Luxury Secure Gated Community Of Huntsfield Green
Country Club Atmosphere Prevails in the Deluxe Recreation Facilities

THE GOOD LIFE JUST KEEPS GETTING BETTER! Super end unit rancher boasts the ultimate in one level living. 1454 square foot end unit rancher townhouse in desirable 55+ gated community in Langley City boasting spacious open plan with attractive updated decor with cork floors in entrance, hall, kitchen and family room, vaulted ceilings in the entertainment sized living room with gas fireplace and in the formal dining room. Kitchen boasts scads of oak cabinets with tile backsplash, breakfast bar and spacious eating area with door to covered patio area overlooking beautiful rear yd. Family room adjoining the kitchen with cozy gas fireplace. Spacious master bedroom with three piece ensuite, walk-in closet and second closet. Four piece main bath with grab bars. Second bedroom with Murphy bed allows this room to double as office or guest room. Roofs and fences were recently done.

Country club atmosphere prevails at the clubhouse with lounge, kitchen, pool table, exercise area, covered hot tub and lap pool.

Imagine, the freedom to spend weekends and evenings pursuing the interests you desire without the burdens of maintaining a single family home and yard. You'll discover that the good life gets even better as professional maintenance frees you from outside chores and the gated community provides the security to allow you to travel in the knowledge that your home is safe and secure in your absence. Enjoy the benefits living in this well kept, quality home in desirable adult oriented gated community of **"*Huntsfield Green".***

Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

All information Contained In This Brochure While Thought To Be Reliable Is Not Guaranteed To Be Accurate And Should Be Verified By The Purchaser.

Main Level: 1454 Square Feet

Entrance Hall – 11’ x 7’8- Entrance hall with attractive cork floors welcomes you to this fine home.




Living Room - 17’3 x 13’6 – Entertaining is easy in the spacious living room with cozy gas fireplace and vaulted ceiling.




Dining Room – 12’ x 10’ - Facilitates your more formal dinner gatherings.




Kitchen – 11’ x 10’ – Attractive oak kitchen with scads of cabinets, tile backsplash, breakfast bar and **9’7 x 9’ eating area** with door to covered patio overlooking beautiful rear yard.







Family Room – 12’ x 10’ – With cozy gas fireplace and cork floors.





Master Bedroom – 15’ x 14’ - Spacious main floor master bedroom with 3 piece ensuite & walk-in closet & second closet.









Bedroom – 11’7 x 9’8 – Guest bedroom with Murphy bed is separated from the master ensures privacy when guests stay over and doubles as an office.



Bathroom – 4 Piece bathroom with grab bar in tub.





Features Of This Fine Home…

- **Super End Unit Rancher Boasts The Ultimate In One Level Living.**
- **1454 Square Foot End Unit Rancher Townhouse In Desirable 55+ Gated Community In Langley City Boasting Spacious Open Plan With Attractive Updated Decor With Cork Floors In Entrance, Hall, Kitchen And Family Room, Vaulted Ceilings In The Entertainment Sized Living Room With Gas Fireplace And In The Formal Dining Room**
- **Kitchen Boasts Scads Of Oak Cabinets With Tile Backsplash, Breakfast Bar & Spacious Eating Area With Door To Covered Patio Overlooking Beautiful Rear Yd.**









- **Spacious Master Bedroom With Three Piece Ensuite, Walk-In Closet And Second Closet.**
- **Four Piece Main Bath With Grab Bars.**
- **Second Bedroom With Murphy Bed Allows This Room To Double As Office Or Guest Room.**
- **Double Garage.**
- **Fantastic 1454 Square Foot Rancher In Huntsfield Green, A Desirable, Adult Oriented (55+), Gated Community In A Convenient Langley City Location.**

Annual Taxes: $2437.75

Strata Fees: $254.46

Common Area Amenities:

Country Club Atmosphere Prevails At The Clubhouse With Lounge, Kitchen, Pool Table, Exercise Area, Covered Hot Tub And Lap Pool.





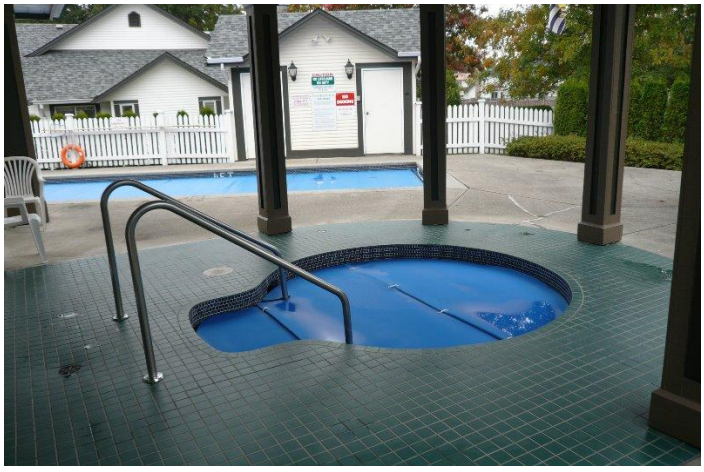














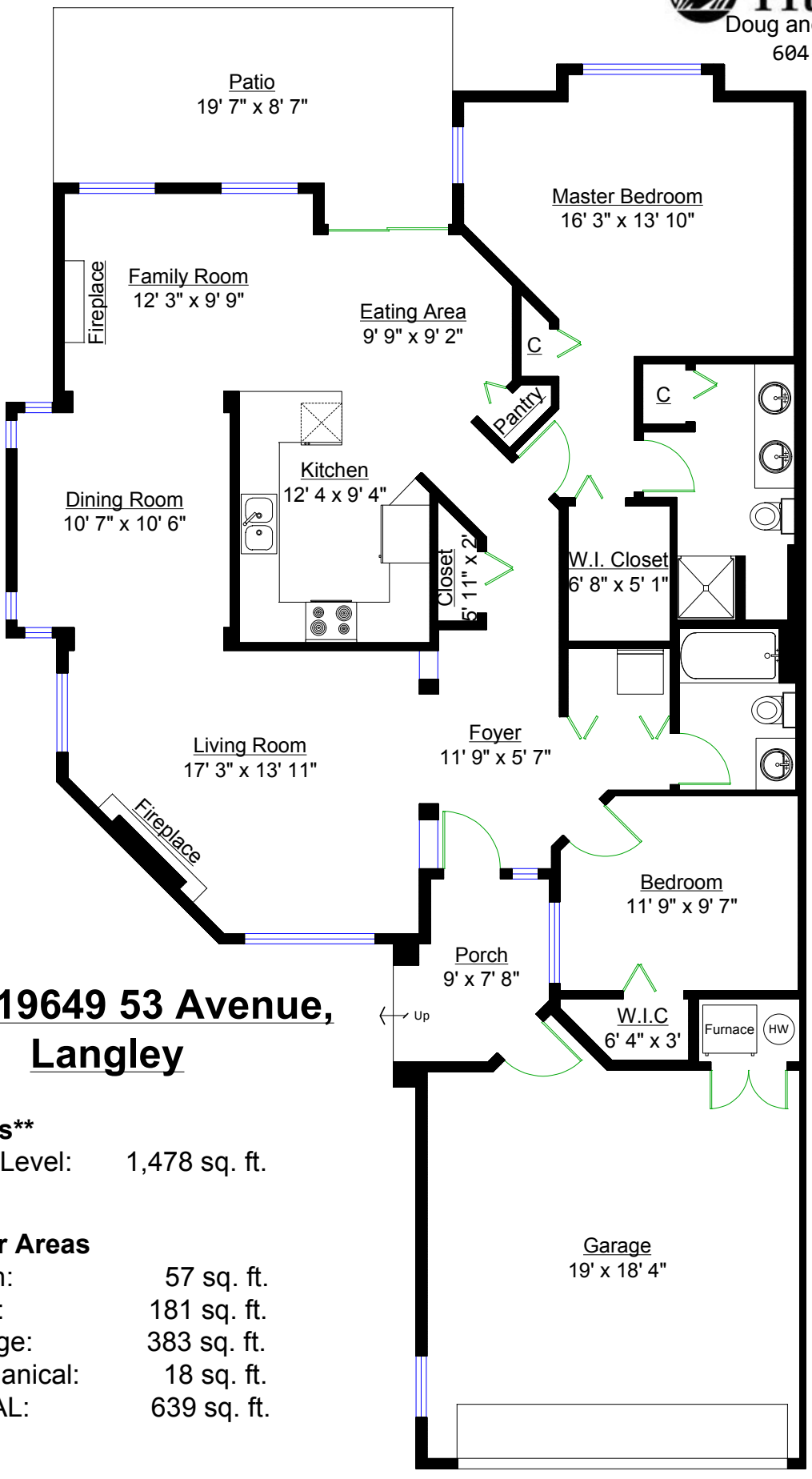
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Prudential
Doug and Bonnie Mitten
604-290-5480



#38 – 19649 53 Avenue, Langley

Totals**

Main Level:	1,478 sq. ft.

Other Areas

Porch:	57 sq. ft.
Patio:	181 sq. ft.
Garage:	383 sq. ft.
Mechanical:	18 sq. ft.
TOTAL:	639 sq. ft.

BC FLOOR PLANS

0 ft 4 ft 2.4 in 7 ft 14 ft

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints