For Multi-Picture Tour Go To:

www.mitten-realty-services.com



20447 90 Crescent, Langley **$667,800.00**

Your Private Oasis Backing Onto Greenbelt
3265 Sq. Ft. Quality Home With Suite
9063 Sq. Ft. Private Lot Backing Onto Greenbelt

Your private oasis. Extensively updated 3265 square foot home designed for family and entertaining boasts spacious open plan with dramatic vaulted ceilings, attractive hardwood and laminate flooring, gorgeous kitchen, four bedrooms including spacious master bedroom three piece ensuite, with walk in closet and door to private deck, three and a half baths, sauna and attractive one bedroom suite. All this & more on very private, 9063 square foot attractively landscaped lot backing onto greenbelt. Entertaining is easy in the spacious dining room and living room with dramatic vaulted ceiling and gas fireplace with floor to ceiling rock facing. Gorgeous island kitchen with scads of dark wood cabinets, counter top range, built-in oven and dishwasher and spacious eating area overlooking rear yard, pond and greenbelt. Casual entertaining is facilitated in the family room with gas fireplace and patio door to spacious patio. Truly a rare find for the discerning buyer.

Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

Features Of This Fine Home…

Main Level: 885 Square Feet

Entrance Hall - 10' x 6.5' - Attractive foyer with tile and hardwood floors welcomes you to this fine home



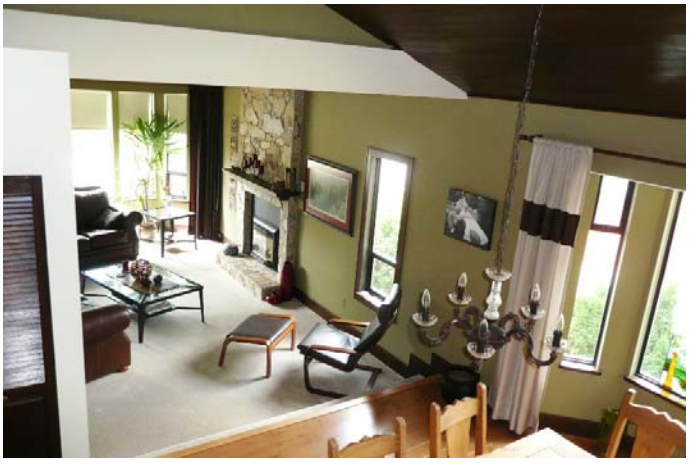


Living Room – 18 x 13.5' - Formal entertaining is facilitated in the sunken living room with dramatic vaulted ceilings, and gas fireplace.











Dining Room – 12.58’ x 10’ - Dining room with vaulted ceilings will facilitate your more formal dinner parties and special dining occasions.



Kitchen – 11.16’ x 10.5’ – Gorgeous island kitchen with scads of dark wood cabinets, counter top range, built-in oven and dishwasher and **10’ x 6.91’** eating area overlooking rear yard, pond and greenbelt.





Lower Level: 687 Square Feet

Family Room – 17.5' x 14.58' - Spacious family room with gorgeous hardwood floors and cozy gas fireplace will facilitate your casual entertaining and family fellowship in style.





Guest Bedroom – 11.5' x 8.91' – Attractive guest room could double as a den.



Laundry Room – 8' x 8'

Two Piece Powder Room



<u>Upper Level</u>: 801 Square Feet

Master Bedroom - 15’ x 12’ - Spacious master pampers you with walk-in closet, private balcony with and **three piece ensuite**.





Bedroom – 11.25’ x 9.25’

Bedroom – 11.25’ x 9.83’





Bathroom - 4 Piece



<u>Basement Level</u>: 892 Square Feet

Sauna & Shower





Unauthorized Suite:

Living Room – 18.58’ x 12.33’



Kitchen – 9.66’ x 8.43’



Bedroom Room – 12.25’ x 9.43’

Bathroom - 4 Piece



Lot: 55.77’ x 162.39’ - 9063 Square Feet

✯ Located On Quiet Crescent This Super Lot Provides A Private Oasis With Attractive Landscaping With A Pond & Backing Onto Greenbelt.













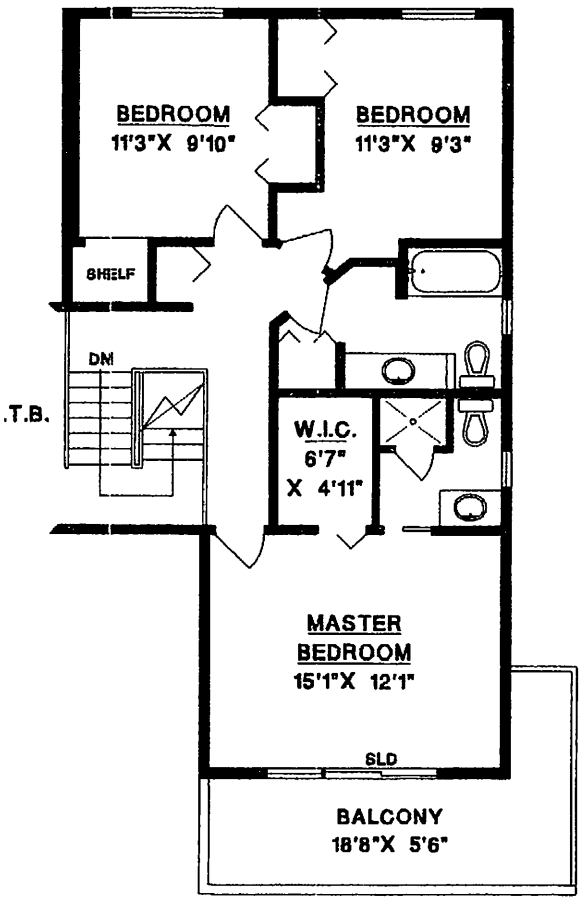
All Information provided in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Doug & Bonnie Mitten
Prudential Power Play Realty
604-533-3231

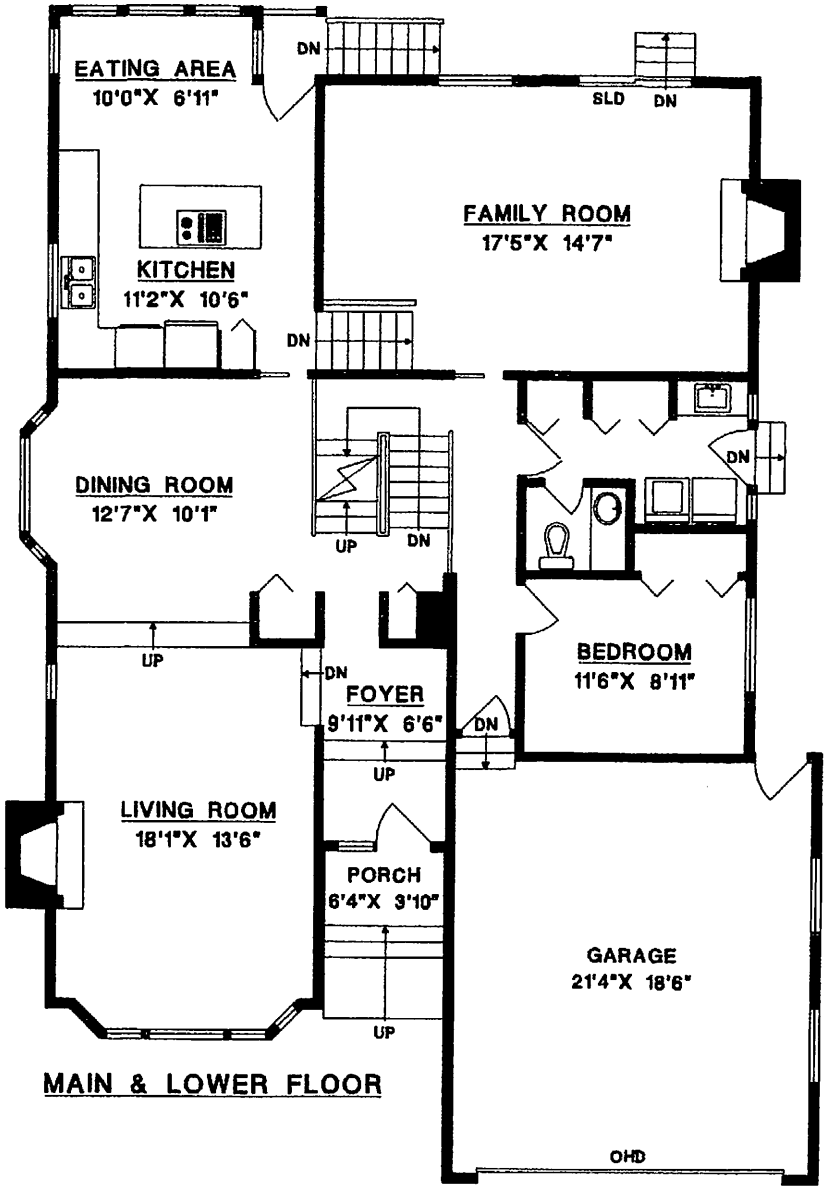
604.657.3488

20447 90TH CRESCENT, LANGLEY, B.C.

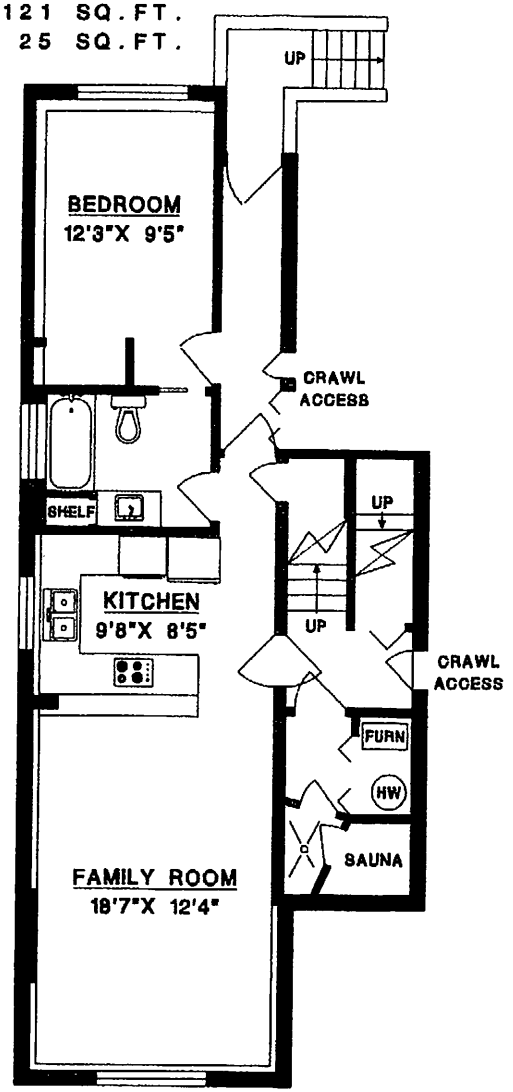
UPPER FLOOR	801 SQ.FT.
MAIN FLOOR	885 SQ.FT.
LOWER FLOOR	687 SQ.FT.
BASEMENT	892 SQ.FT.
FINISHED AREA	3265 SQ.FT.
GARAGE	426 SQ.FT.
BALCONY	121 SQ.FT.
PORCH	25 SQ.FT.



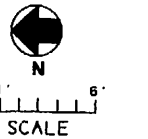
UPPER FLOOR



MAIN & LOWER FLOOR



BASEMENT



MEASTER MASTERS
SURREY/WHITE ROCK
(604) 538-0265
DRAWN OCTOBER 2020

PLAN SHOWING LOCATION OF IMPROVEMENTS ON

LOT 108, SE 1/4 SEC 35
TP 8, PLAN 58901
NEW WESTMINSTER DISTRICT

THIS PLAN TO BE USED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES ONLY

Scale 1 : 250
(distances are in metres except where otherwise noted)

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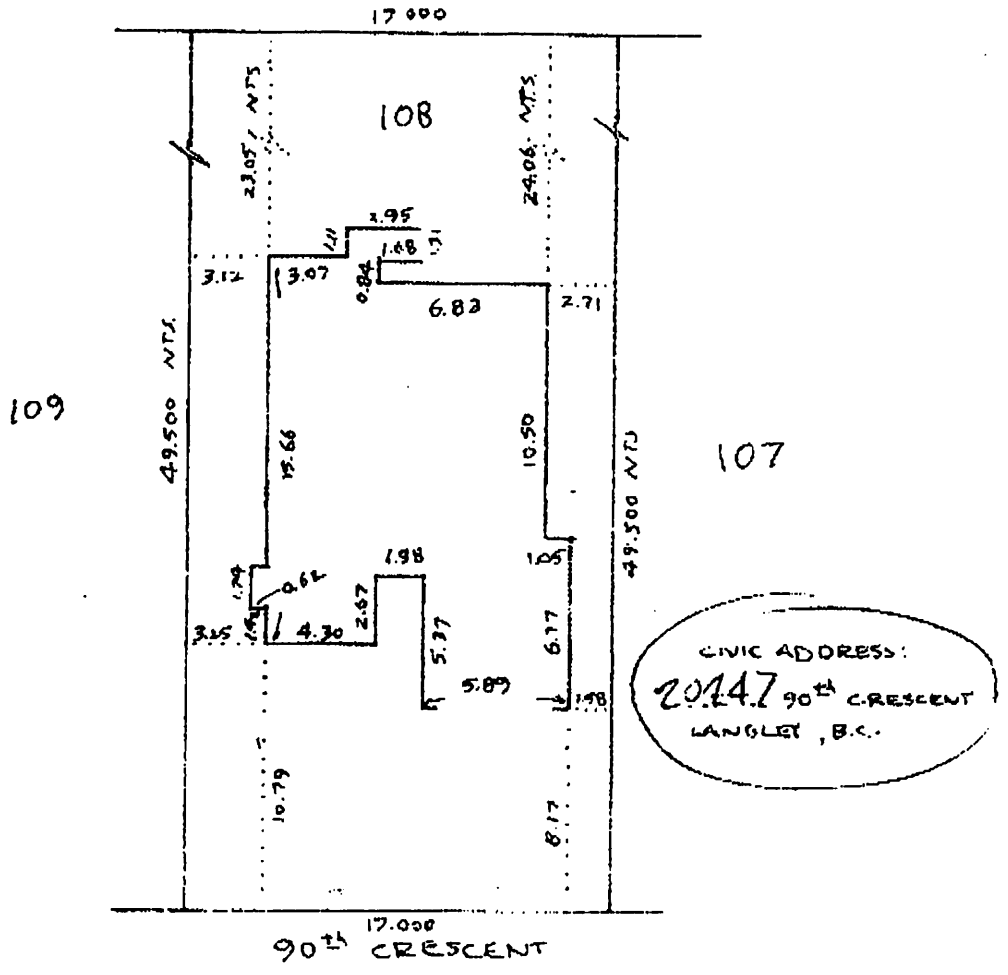

CERTIFIED CORRECT

B.C.L.S.

dated this 1st day of OCTOBER, 1980.

RECEIVED
OCT 2 1980
TOWNSHIP OF LANGLEY

CAMERON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
[illegible] 152nd STREET
SURREY, B.C. V3R 5Y5
[illegible]

FILE [illegible] 1959 37

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