

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



21397 32 Avenue, Langley

\$1,198,000.00

**Country Estate On Gorgeous 4.03 Acres
6064 Sq. Ft. Home (Large Enough For 3 Generations)
Quiet Street In Premier South Langley Location**

Country estate on gorgeous 4.03 acres with 6064 square foot home (large enough for 3 generations) & substantial outbuildings on quiet, no through street in premier South Langley location on dead end street minutes to Campbell Valley park & amenities in Brookwood & Murrayville. 6064 square foot rancher with basement offers a super plan for extended family & is a great candidate to update to your tastes. Substantial outbuildings-36x40 shop, 30x20 barn, 12x54 heated aviary, 10x20 loafing shed. Tens of thousands spent on drainage infrastructure & beautiful landscape & gardens including pond, creek, orchard, significant nursery stock & more. This is an amazing opportunity for an extended family looking for an estate property in South Langley. Move in & enjoy or update to your tastes.

Doug or Bonnie Mitten



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.

Features Of This Fine Home...

Main Level: 2,971 Square Feet.

Entrance Hall: 10'6 x 9'7



Living Room: 23'7 x 15'



Dining Room: 12'1 x 11'9



Kitchen: 12'2 x 11'9



Eating Area: 11'9 x 6'



Family Room: 15' x 9'7



Den: 15' x 7'6

Solarium: 11'8 x 7'5

Master Bedroom: 16'9 x 13'5



2 Piece Master Ensuite

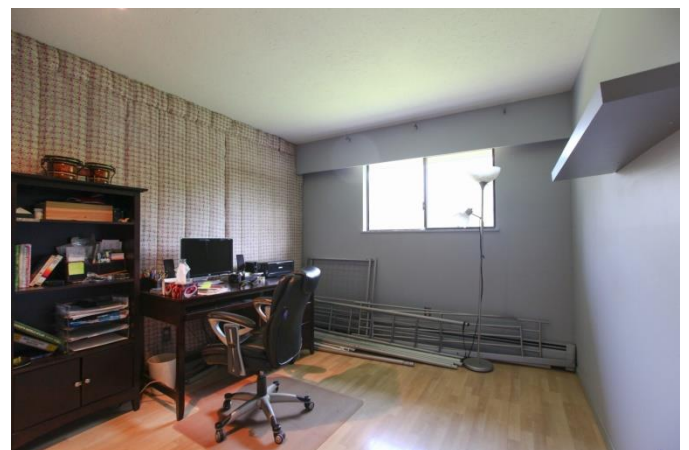


Master Walk-in Closet

Bedroom: 11' x 10'



Bed room: 11' x 10'



4-Piece Main Bathroom

BASEMENT: 2,440 Sq. Ft. (Finished), 653 Sq. Ft. (Unfinished)

Recreation Room: 17'3 x 15'11

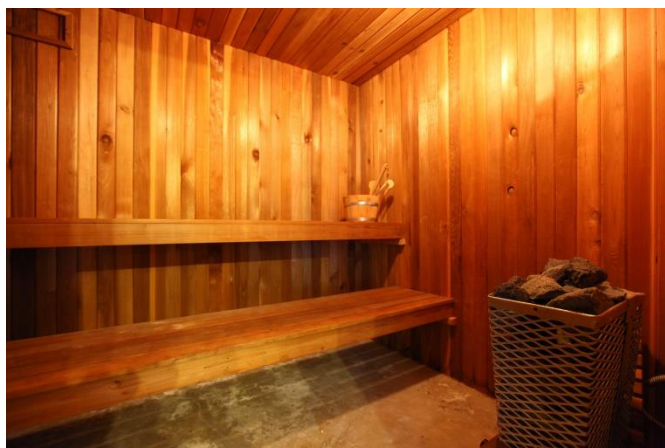


Games Room: 31'6 x 15'9



2-Piece Bathroom + Separate Shower

Sauna



Bedroom: 11'6 x 10'3



Bedroom: 12'8 x 10'3



Cellar: 10'3 x 8'9

Bedroom: 11'8 x 10'10



Bedroom: 11'8 x 10'7



Workshop: 23'6 x 13'8



4-Piece bathroom:



2 LEVEL GUEST QUARTERS:

UPPER LEVEL:

Living room: 16'7 x 12'1

Kitchen: 12'2 x 7'4

Eating Area: 12'1 x 7'3

Bedroom: 11'10 x 10'3

4-Piece Bathroom

LOWER LEVEL:

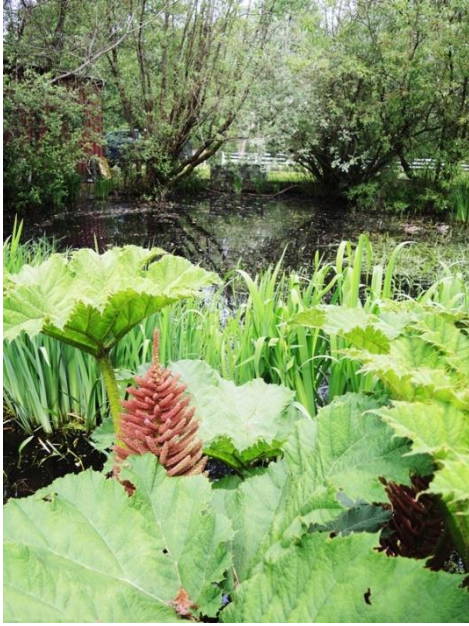
Laundry Room: 14'3 x 11'8

Flex-space: 19'2 x 11'4

Bedroom: 14' x 11'8

PROPERTY: 4.03 ACRES





FEATURES OF THIS FINE PROPERTY:

- ⌘ **6,064 Square Foot Rancher With Daylight Basement And Triple Garage Offers Great Bones And Would Be A Great Candidate To Update To Your Own Tastes.**
- ⌘ **Significant Outbuildings With Underground Power And Water Lines To The Barns, Shop And Aviary And 220 Power To Both The Shop And Barn - 36' X 40' Shop With Man Cave Area, 30' X 20' Barn, 12' X 54' Aviary With Furnace, 10' X 20' Loafing Shed.**
- ⌘ **Absolutely Gorgeous 4.03 Acre Property With Tens Of Thousands Spent On Drainage Infrastructure Works And Significant And Beautiful Landscaping And Gardens Including A Pond, Creek, Orchard And More.**
- ⌘ **Premiere Location On Quiet Dead End Street, With Many Estate Type Homes, In The South Langley Area Conveniently Located Close To The Amenities In Brookwood, Murrayville And To The Riding Trails At Campbell Valley Park.**
- ⌘ **This Is An Amazing Opportunity For Someone Looking For An Estate Property In The South Langley Area That They Can Move In And Customize And Update To Your Tastes.**

Doug or Bonnie Mitten



Prudential

Power Play
Realty

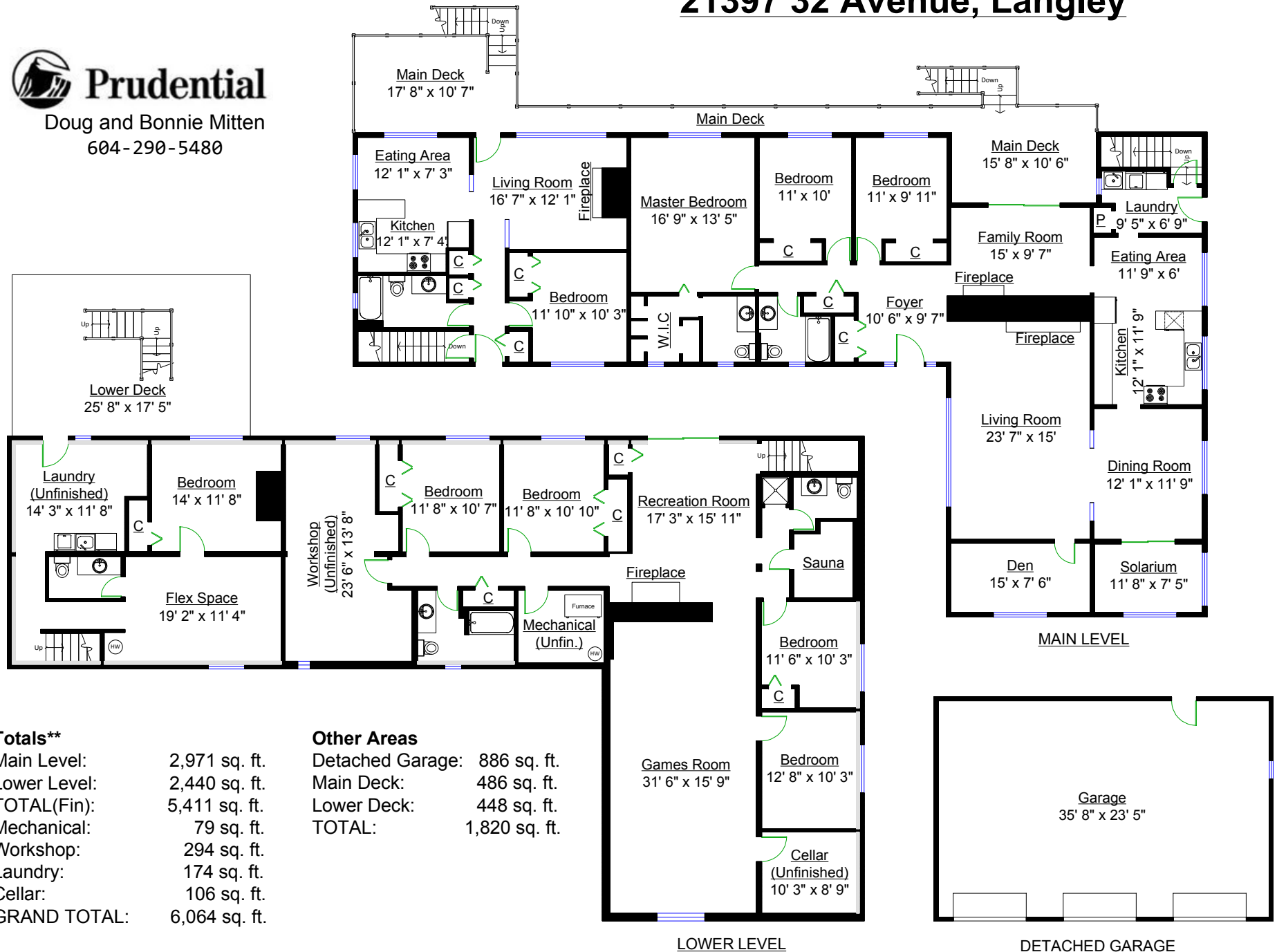
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21397 32 Avenue, Langley



Doug and Bonnie Mitten
604-290-5480



Totals**

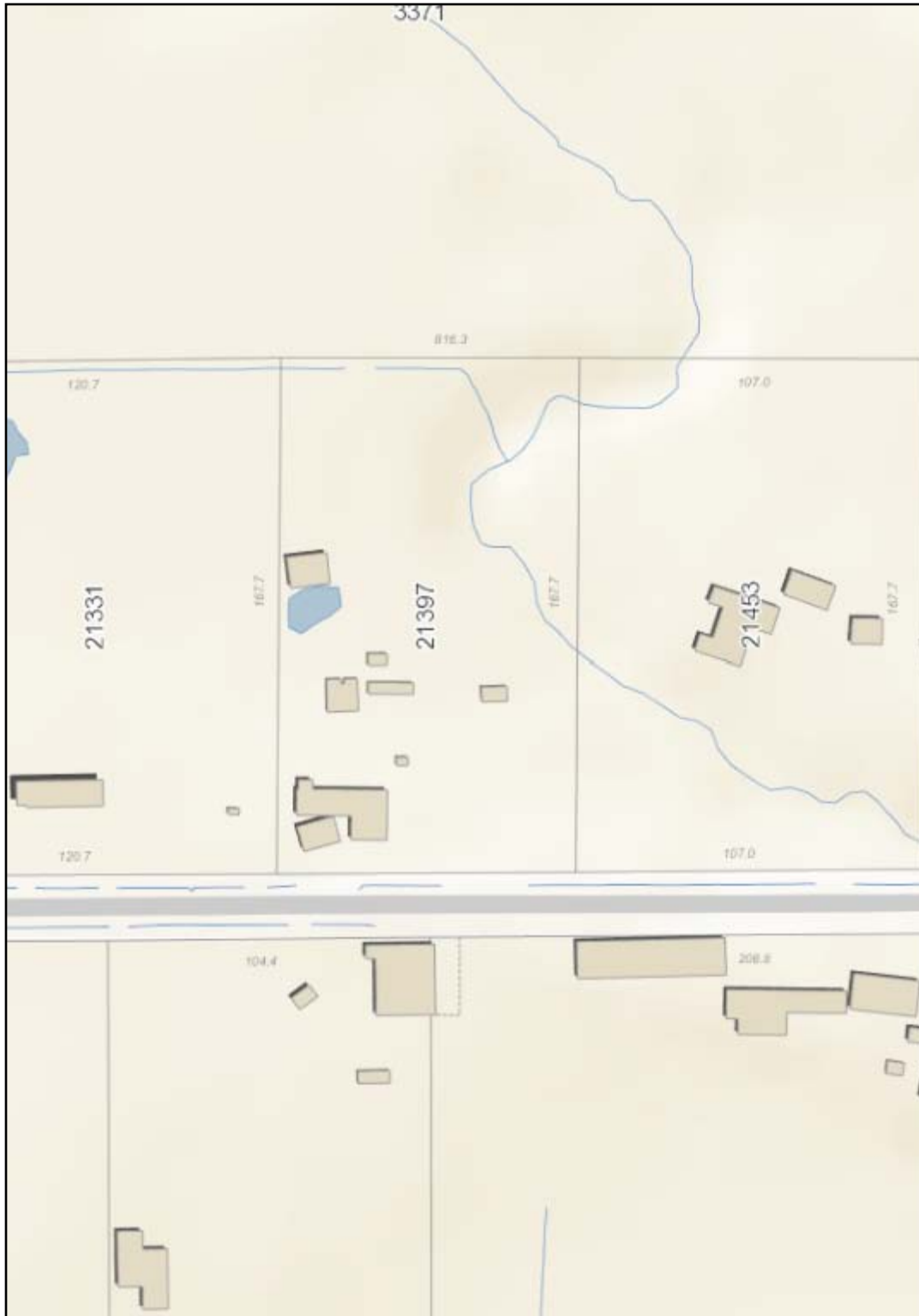
Main Level:	2,971 sq. ft.
Lower Level:	2,440 sq. ft.
TOTAL(Fin):	5,411 sq. ft.
Mechanical:	79 sq. ft.
Workshop:	294 sq. ft.
Laundry:	174 sq. ft.
Cellar:	106 sq. ft.
GRAND TOTAL:	6,064 sq. ft.

Other Areas

Detached Garage:	886 sq. ft.
Main Deck:	486 sq. ft.
Lower Deck:	448 sq. ft.
TOTAL:	1,820 sq. ft.

0 ft 4 ft 9.6 in 8 ft 16 ft

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



Legend

0 50 100 m



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.

Map printed on: 21 January
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Legend

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