For Multi-Picture Tour Go To:

www.mitten-realty-services.com



#B 23958 36A Avenue, Langley **$898,800 + GST**

A Home That Dreams Are Made Of On ½ Acre With Shop
Great Room Plan With Craftsman Styling & Superior Quality Finishing
Main Floor Master Bedroom

Spectacular custom built new home on 1/2acre lot. Spacious plan with gorgeous quality finishing. Dramatic great room with gas fireplace and two storey vaulted ceiling. Dream island kitchen with walk-in pantry, granite counters and adjoining dining rm overlooks patio with outdoor fireplace. Spacious main floor master suite designed to pamper you with walk-in closet and dream ensuite with soaker tub and separate shower, twin sinks and water closet. Main floor den for your home office or computer needs. Upper level boasts 3 bedrooms with ensuites and huge games room/office with outdoor access. Double garage with workshop area. Spectacular executive quality home on 1/2acre with shop.

Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

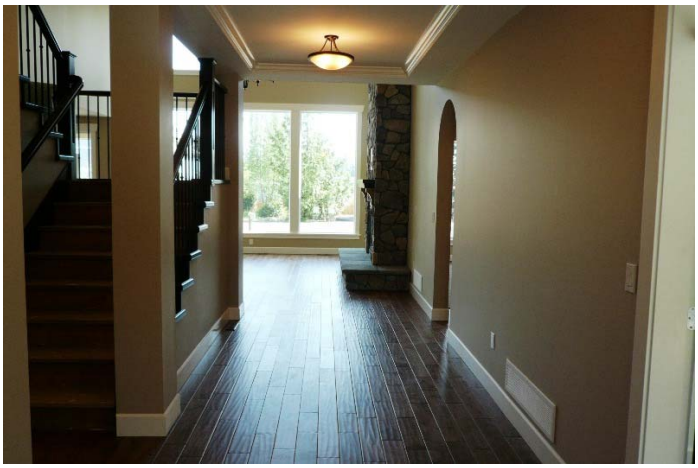
Features Of This Fine Home…





<u>Main Floor</u>: 2018 Square Feet

Entrance Hall - 21' x 7.5' - Spacious foyer with gorgeous hardwood floors highlights welcomes you to this fine home



Great Room – 18.5' x 16.833' - Entertaining is easy and relaxed in the dramatic great room with gorgeous hardwood floors, 14' high vaulted ceilings, and spectacular fireplace with floor to ceiling stone facing.

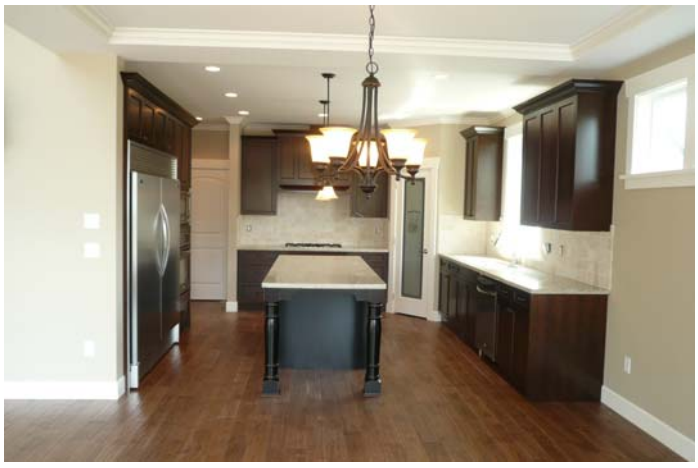




Dining Room – 14’ x 13.66’ - With gorgeous hardwood floors and French door to covered rear deck with fireplace will facilitate your more formal dinner parties and special dining occasions.



Kitchen – 14.66’ x 14.16’ - Spectacular island kitchen with hardwood floors, scads of cabinets, full, granite counters, walk-in pantry and more







Master Bedroom – 16.33’ x 14’ - Spacious master pampers you with French doors to patio, spectacular ensuite with soaker tub, twin sinks, separate shower, water closet, and walk-in closet.





Ensuite Bathroom – 5 Piece ensuite with soaker tub, shower, twin sinks, water closet and walk-in closet.



Den – 12.33’ x 12.8’ - Main floor den with attractive French door and gorgeous hardwood floors facilitates your home office or computer needs.



Laundry Room – 10’ x 9’ - Spacious laundry room.

Bathroom - 2 Piece Powder Room.

<u>Upper Level</u>: 1375 Square Feet

Bedroom – 11.33’ x 13.5’with 5 Piece ‘California’ Ensuite









Bedroom – 12.5 x 11.5’ with 4 Piece Ensuite





Bedroom – 13.25’ x 12.33’ with 4 Piece Ensuite





Office – 23.16’ x 11.8’



- **Spectacular Custom Designed And Built 3393 Square Foot Two Storey Home On 1/2 Acre Boasts The Utmost In Quality Construction, Spectacular Finishing, And Gorgeous Hardwood Floors.**
- **Entertaining Is Easy In The Dramatic Great Room With Fourteen Foot Vaulted Ceilings, And Cozy Fireplace With Amazing Floor To Ceiling Stone Facing..**
- **Spectacular Island Kitchen With Scads Of Cabinets, Granite Counters, Walk-In Pantry And Dramatic Dining Area With French Doors To Covered Deck With Outdoor Fireplace.**
- **Spectacular Main Floor Master With Door To Private Patio And Dream Ensuite With Jetted Tub, Shower, Water Closet And Twin Sinks.**
- **Main Floor Den Doubles As Guest Room.**
- **Three Spacious Bedrooms Up Each Have Their Own Ensuite.**
- **Office Over Garage With Hardwood Floor, Bathroom And Exterior Entrance.**
- **Quality Floor Coverings Throughout This Home As Exemplified By The Hardwood Floors Through Most Of The Main Level. Quality Comes At A Price But These Floors Will Look Great For Years In The Future.**

★ **Double Garage With Area For Workshop.**



★ **28’ x 22’ Shop With 220 Power For The Home Handyman Or Auto Enthusiast.**





★ **Attractive Curb Appeal From The Front & The Back.**





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