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



#405 – 21937 48 Avenue, Langley **$299,800**

1509 Square Foot Townhouse In The Gated Community Of 'ORANGEWOOD' In Langley's Desirable Murrayville Area

This 1509 square foot townhouse is in the gated community of 'ORANGEWOOD' in Langley's desirable Murrayville area boasts a spacious plan, single car garage plus additional parking at doorstep. Main floor boasts: attractive kitchen. with oak cabinets and eating area with built-in nook; dining room for more formal dining occasions & living room with corner gas fire place and door to east facing rear patio, laundry room and two piece powder room for the convenience of your guests. Upper level boasts: 2 bedrooms including spacious master bedroom with private deck and 'California' ensuite with one section with toilet sink and soaker tub and second section which doubles as main bath with toilet, sink and shower. Spacious townhome in desirable gated community in Murrayville. The good life gets even better when you make this super home your own.

Doug or Bonnie Mitten

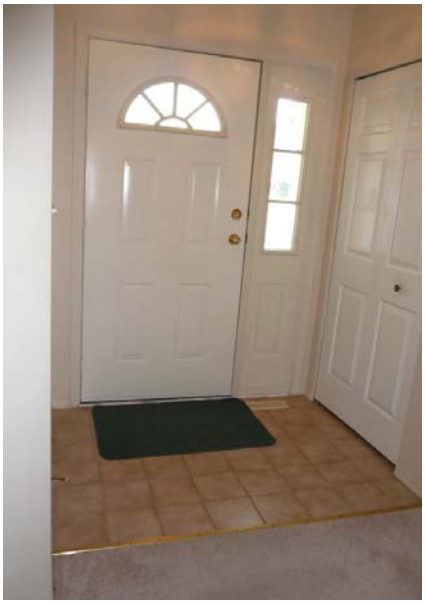
Prudential | Power Play Realty

604-533-3231

Features Of This Home...

Main Level: 757 Square Feet

Foyer - 6’ x 5’



Living Room - 16’7 x 13’3





Dining Room - 12’1 x 9’8





Kitchen - 10’ x 9.4’ - Kitchen with scads of oak cabinets and spacious eating area.







Eating Area 9’4 x 8’9 – With built in nook**.**



Laundry 6’9x5’9’

2 Piece Powder Room



<u>Upper Level</u>: 752 Square Feet

Master Bedroom – 16’11 x 14’4 – With adjoining 3 Piece Ensuite and private balcony.







3 Piece Master Ensuite





Bedroom 12’6 x 12’5

Bedroom 8’7 x6’5





‘California Style’ 3 Piece Main Bathroom





Patio





Club House and Complex













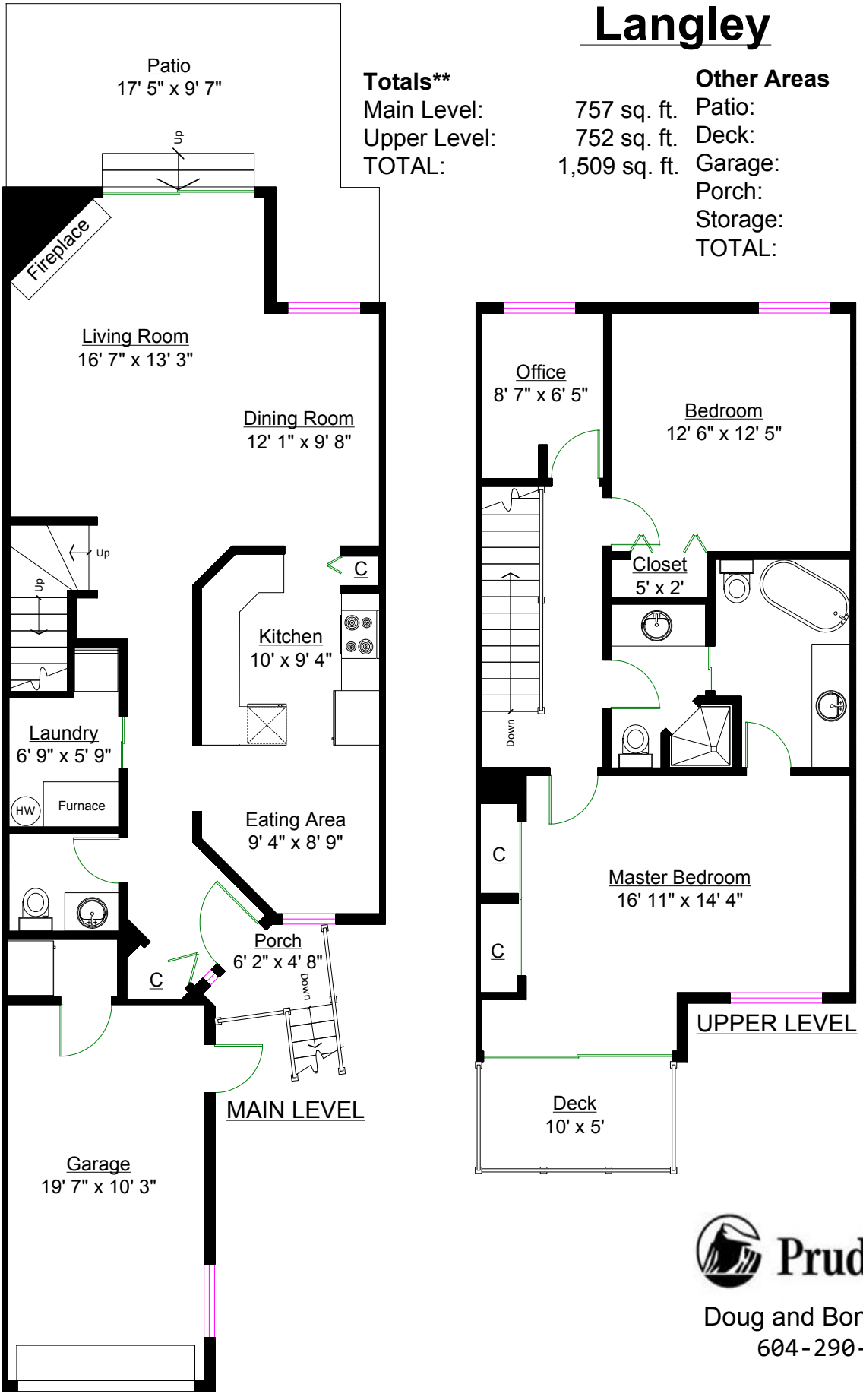


FEATURES OF THIS FINE HOME:

- ✯ **1500 Sq Ft Townhouse in Gated Community, Located in 'Orangewood' in Murrayville**
- ✯ **Single Car Garage Plus Additional Parking at the Doorstep**
- ✯ **Spacious plan**
- ✯ **Oak Kitchen with Spacious Eating Area with Built In Nook**
- ✯ **Living Room Features a Cozy Corner Fireplace and Door to Rear Patio**
- ✯ **Dinning Room Facilitates More Formal Dinning Occasions**
- ✯ **In-Suite Laundry and Two Piece Powder Room on Main Floor**
- ✯ **Upper Level Boasts Spacious Master Bedroom With Private Deck**
- ✯ **'California Style' Ensuite with One Section Has Toilet, Sink, Tub and The Other Section doubles as the Main Bathroom with Sink and Shower**
- ✯ **Taxes $2325.20 in 2012**
- ✯ **Strata Fee's $246.31 /mo**

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.
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#405-21937 48th Avenue, Langley



Totals**

Main Level:	757 sq. ft.
Upper Level:	752 sq. ft.
TOTAL:	1,509 sq. ft.

Other Areas

Patio:	199 sq. ft.
Deck:	57 sq. ft.
Garage:	221 sq. ft.
Porch:	32 sq. ft.
Storage:	20 sq. ft.
TOTAL:	529 sq. ft.

Prudential

Doug and Bonnie Mitten
604-290-5480

BC FLOOR PLANS

0 ft 3 ft 7.2 in 6 ft 12 ft

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