For Multi-Picture Tour Go To:

www.mitten-realty-services.com



27514 31A Avenue, Langley **$369,800**

Attractively Updated And Cute As A Button This Super Three Bedroom Home On Private, Fenced Lot, Absolutely Must Be Seen!

Attractively updated and cute as a button this super three bedroom home on private, fenced lot, absolutely must be seen! Main level boasts entertainment sized living room and dining room with attractive laminate floors and cozy gas stove. Updated kitchen with dark wood cabinets will thrill the most demanding chef. Spacious family room with laminate floors and access to the rear patio facilitates family fun and casual entertaining. Laundry room includes a 2- piece bath for the convenience of guests. Upper level boasts three bedrooms, including spacious master bedroom and attractively updated bath. This super home has a private fence lot and is ready to move in and enjoy. Many recent updates including: laminate flooring, kitchen, paint and decorating, bathrooms, roof and most of the windows. Pride of ownership is very evident in this Home.

Doug or Bonnie Mitten

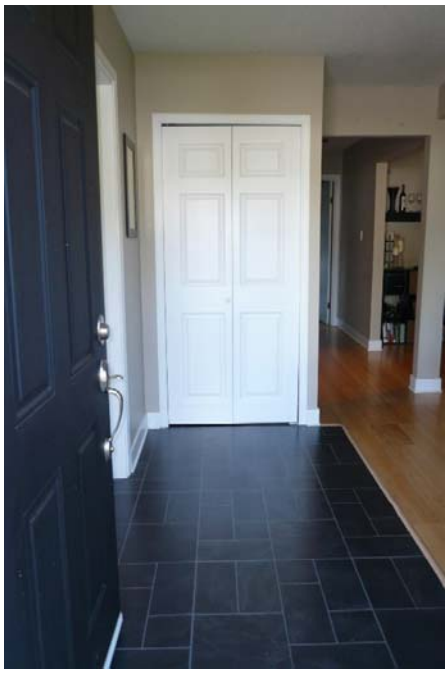
Prudential | Power Play Realty

604-533-3231

Features Of This Fine Home...

Main Level: 915 Square Feet

Entrance Hall 9.66’ x 4’



Living Room – 15’ x 12’ – The living room features attractive laminate flooring, updated light fixtures as well as attractive paint and décor and a gas stove and bay window.





Dining Room – 11’ x 7.66’



Kitchen – 11.16’x 9.33’ – Updated kitchen with dark wood cabinets will thrill the most demanding chef.





Family Room – 19.16’ x 13.53’ - Spacious family room with laminate floors and access to the rear patio facilitates family fun and casual entertaining.





Laundry Room 6’ x 8’ – The laundry room contains a 2 piece powder room for the convenience of guests





Upper Level: 626 Square Feet

Master Bedroom 1425’ x 11.25’



4 Piece Main Bathroom

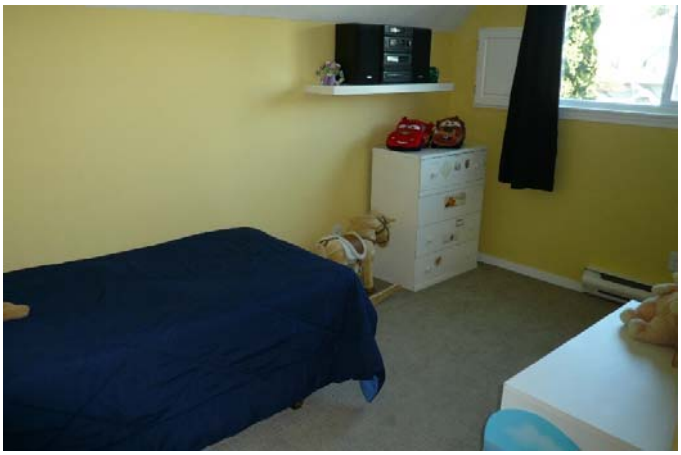




Bedroom 13’ x 9’



Bedroom 8’6 x 7’6



Rear Yard: The rear yard features a spacious patio and fenced yard as well as a garden shed.









Parking: **Driveway parking**

2012 Taxes: **$2876 Taxes (2012)**

Features Of This Fine Home…



- **This Beautiful 2 Storey Home Is Cute As A Button And Pride Of Ownership Is Very Apparent**
- **This Home Features A Newer Roof And Most Of The Windows Have Been Replaced**
- **3 Bedroom Upstairs And An Updated 4 Piece Bathroom. Powder Room On The Main Floor.**
- **Kitchen Features Lots Of Dark Wood Cabinets And Updated Counters**
- **Living Room Features Attractive Laminate Flooring, Beautiful Paint And Décor And A Cozy Gas Stove.**
- **Attractive Dining With Beautiful Décor And Attractive Laminate Floors**
- **Large Family Room Features Laminate Floors And Attractive Paint And Décor**
- **Back Yard Has A Patio And Is Private And Fenced And Has An Attractive Garden Shed**

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All information contained in this brochure while thought to be reliable isn't guaranteed to be accurate & should be verified by buyer.

Prudential

Doug and Bonnie Mitten
604-290-5480

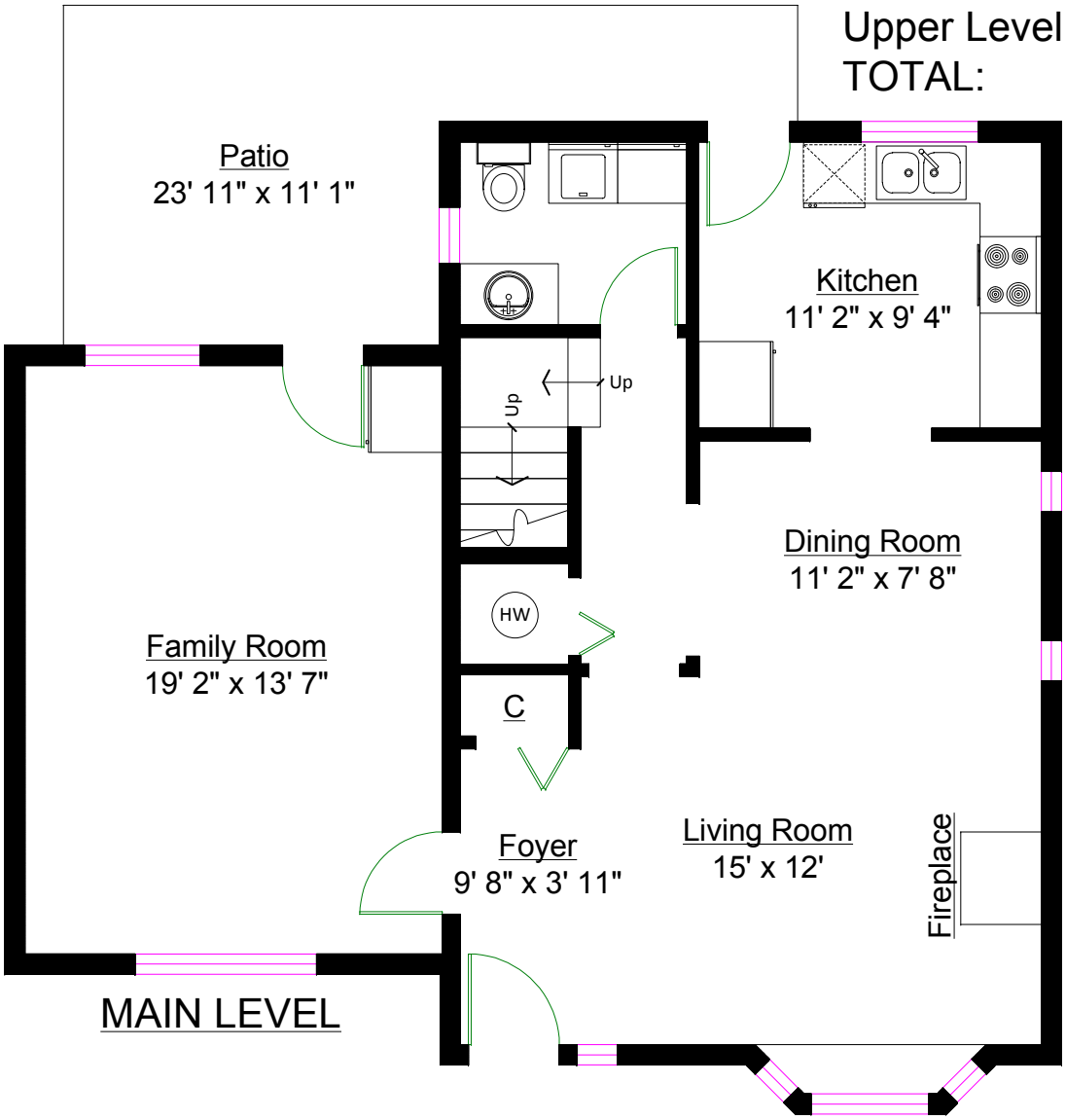
27514 31A Avenue, Langley

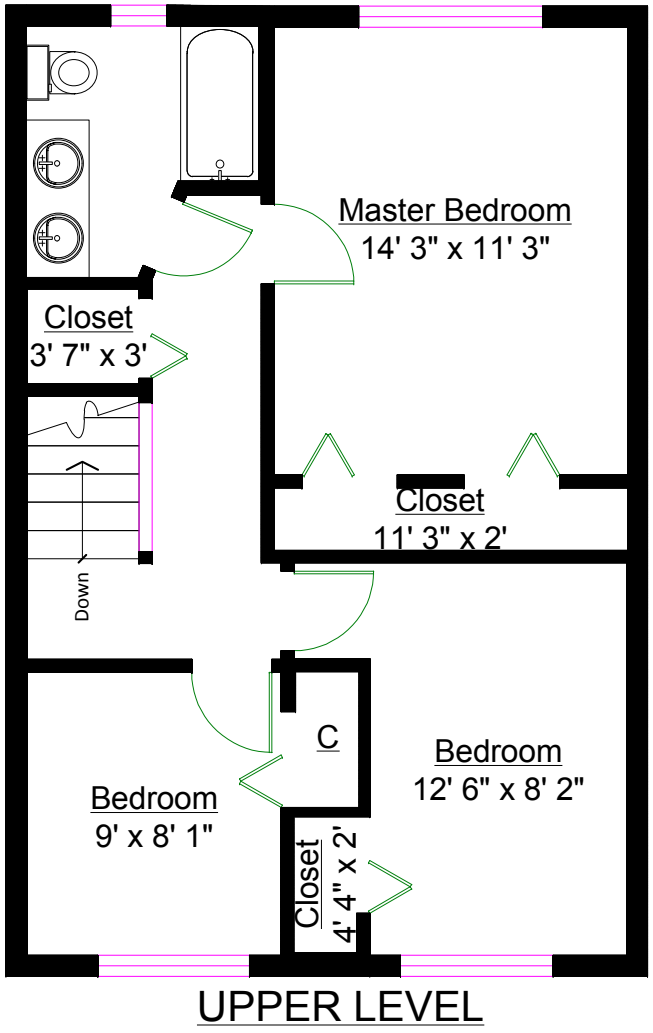
Totals**

Main Level:	915 sq. ft.
Upper Level:	626 sq. ft.
TOTAL:	1,541 sq. ft.

Other Areas

Patio:	180 sq. ft.









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