For Multi-Picture Tour Go To:

www.mitten-realty-services.com



#86 9045 Walnut Grove Drive, Langley **$324,800**

The Good Life Keeps Getting Better!
Fantastic Updated End Unit Townhouse - Greenbelt On Two Sides
The Ultimate Location And Privacy

Fantastic updated end unit townhouse with greenbelt on two sides provides the ultimate location and privacy. The spacious open floor plan with attractive updated decor, laminate floors and much more must be seen to be appreciated. Entertaining is easy in the living room and dining room with cozy gas fireplace, attractive laminate floors and view out to greenbelt on the side. Spacious kitchen with scads of cabinets, updated counters, breakfast bar and adjoining family room (which can double as an eating area) with patio door to rear patio overlooking private greenbelt in the rear. Main floor powder room for the convenience of your guests. Upper floor boasts with two bathrooms and two spacious bedrooms including master bedroom with attractive four piece ensuite. Single garage has been converted to an office but could easily be converted back.

Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

Features Of This Fine Home...

Main Level: 803 Square Feet

Entrance Hall



Living Room - 14'6 x 13'6' – Entertaining is easy in the living room and dining room with cozy gas fireplace, attractive laminate floors and view out to greenbelt on the side.





Dining Room – 13’6’ x 8’





Kitchen – 9’6 x 9’ - Spacious kitchen with scads of cabinets, updated counters, breakfast bar and adjoining family room (which can double as an eating area) with patio door to rear patio overlooking private greenbelt in the rear



Family Room – 12’2 x 11’6





Den – 10’6 x 10’ (single Garage)

2 Piece Powder Room



Laundry – 8’5 x 5’6



<u>Upper Level</u>: 690 Square Feet

Master Bedroom – 13’4 x 12’6





4 – Piece Ensuite



Bedroom – 11’10 x 10’4



Bedroom – 10’6 x 9’6



4 – Piece Main Bathroom



Rear Patio





Green Belt









Parking: **Single garage has been converted to an office but can easily be converted back. Open parking for 1.5 cars**

Monthly Maintenance: **$283.16 Per Month**

2012 Taxes: **$2,431.59 Gross Tax Plus Utilities**

Features Of This Fine Home…

- **Fantastic Updated End Unit Townhouse With Greenbelt On Two Sides Provides The Ultimate Location And Privacy.**
- **The Spacious Open Plan With Attractive Updated Decor, Laminate Floors And Much More Must Be Seen To Be Appreciated.**
- **Entertaining Is Easy In The Living Room And Dining Room With Cozy Gas Fireplace, Attractive Laminate Floors And View Out To Greenbelt On The Side.**
- **Spacious Kitchen With Scads Of Cabinets, Breakfast Bar And Adjoining Family Room (Which Can Double As An Eating Area) With Patio Door To Rear Patio Overlooking Private Greenbelt In The Rear.**
- **Main Floor Powder Room. Upper Floor Boasts With Two Bathrooms And Two Spacious Bedrooms Including Master Bedroom With Attractive Four Piece Ensuite.**





- **Single Garage Has Been Converted To An Office But Could Easily Be Converted Back.**

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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.