

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



8823 Nash Street, Langley

\$ 1,648,800

**Spacious 2,506 Square Foot, 5 Bedroom Family Home with Extensive Updates
9,631 Square Foot Lot in Desirable Fort Langley Location**

Spacious, 2,506 square foot, 5 bedroom family home with extensive updates on 9,631 square foot lot in desirable Fort Langley location must be seen. Upper level boasts spacious open plan with entertainment size great room with attractive hardwood floors and a cozy gas fireplace, dining room with door to oversized deck and gorgeous kitchen with large island with breakfast bar, updated 4 piece bath and 3 bedrooms including master bedroom with 3 piece ensuite, and his and her closets. Bright lower level with 2 bedrooms, 4 piece bath, spacious family room/games room area with cozy gas fireplace, laundry area and large storage area under deck could be used for work shop for a variety of hobbies. Updates including: flooring, kitchen, baths, fireplaces, windows, doors, furnace, hot water tank, air conditioning and much more. Super family home with fully finished basement with a separate entrance that would be easy to suite.



604-290-5480

All information contained in this brochure while thought to be accurate is not guaranteed to be accurate and should be verified by the purchaser.

Features Of This Fine Home...

Main Level: 1,188 Sq. Ft.

Great Room: 17'8 x 14'1



Dining Room: 11'8 x 10'3



Kitchen: 12'4 x 11'5



4 Piece Main Bathroom



Bedroom: 12'4 x 11'3



Bedroom: 12'4 x 10'8



Master Bedroom: 12'11 x 10'3



3 Piece Master Ensuite



Basement: 1,302 Square Feet.

Living Room: 18' x 14'



Kitchen: 9'8 x 9'8



Eating Area: 10'8 x 7'6



Dining Room: 11'7 x 7'3



Office: 8'10 x 6'11



Laundry Room: 10'3 x 8'5

Foyer: 9'11 x 7'2



Bedroom: 11'11 x 10'3



Bedroom: 11'11 x 9'11



4 Piece Bathroom



Workshop: 22' x 19'10 (not part of the quoted square footage)

2020 Annual Taxes: \$5,054.15

Features Of This Fine Home:

- ✧ **Spacious, 2,506 Square Foot, 5 Bedroom Family Home With Extensive Updates**
- ✧ **9,631 Square Foot Lot In Desirable Fort Langley Location Must Be Seen**
- ✧ **Upper Level Boasts Spacious Open Plan With Entertainment Size Great Room With Attractive Hardwood Floors And A Cozy Gas Fireplace, Dining Room With Door To Oversized Deck**
- ✧ **Gorgeous Kitchen With Large Island With Breakfast Bar**
- ✧ **Updated 4 Piece Bath And 3 Bedrooms Including Master Bedroom With 3 Piece Ensuite, His And Her Closets**

- ⌘ **Bright Lower Level With 2 Bedrooms, 4 Piece Bath, Spacious Family Room/Games Room Area With Cozy Gas Fireplace, Laundry Area**
- ⌘ **Large Storage Area Under Deck Could Be Used For Work Shop For A Variety Of Hobbies**
- ⌘ **. Updates Including: Flooring, Kitchen, Baths, Fireplaces, Windows, Doors, Furnace, Hot Water Tank, Air Conditioning And Much More.**
- ⌘ **Super Family Home With Full Finished Basement With A Separate Entrance That Would Be Easy To Suite.**
- ⌘ **RV Parking**

Lot: 86.20' x 112' - 9,631 Square Feet






The Mitten
 REAL ESTATE TEAM
 Doug, Bonnie & David Mitten

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Langley, B.C.

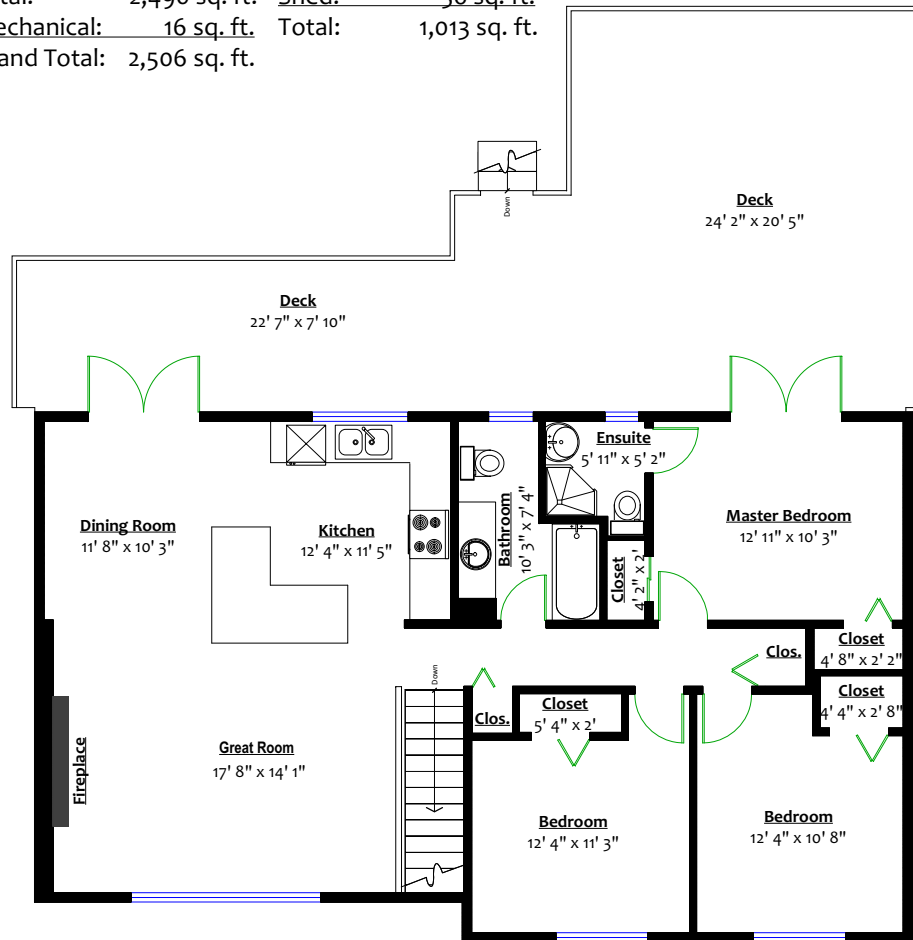


The Mitten
REAL ESTATE TEAM

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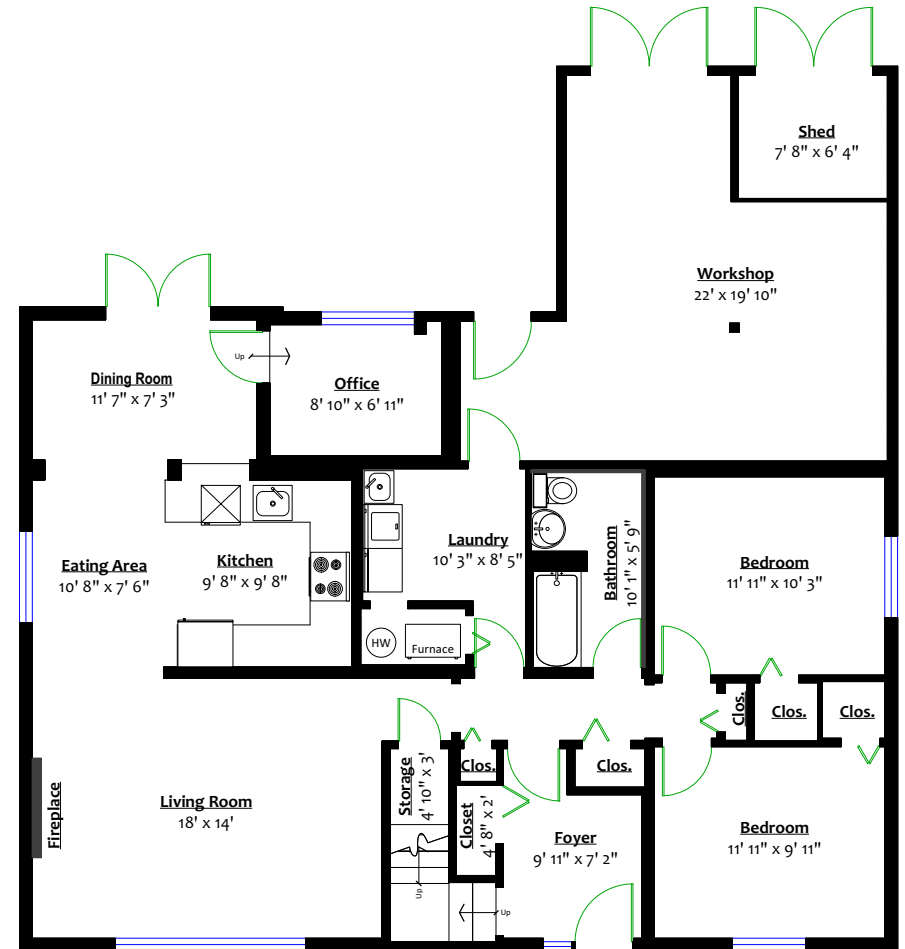
Totals**

Main Level:	1,188 sq. ft.	Deck:	618 sq. ft.
<u>Lower Level:</u>	<u>1,302 sq. ft.</u>	Workshop:	339 sq. ft.
Total:	2,490 sq. ft.	<u>Shed:</u>	<u>56 sq. ft.</u>
<u>Mechanical:</u>	<u>16 sq. ft.</u>	Total:	1,013 sq. ft.
Grand Total:	2,506 sq. ft.		



MAIN LEVEL

Floor Area: 1,188 Sq. Ft.
Ceiling Height: 8'



LOWER LEVEL

Floor Area: 1,302 Sq. Ft.
Ceiling Height: 8'

