For Multi-Picture Tour Go To:

www.mitten-realty-services.com



#85 7179 201 Street, Langley **$358,800**

Extensively Updated, Two Storey, End Unit Townhome In Denim
A Truly Unique Offering With Master Bedroom On The Main Level.

Extensively updated and tastefully decorated two storey, end unit townhome in Denim offers a truly unique offering with master bedroom on the main level. Entertaining is easy in the spacious living room with laminate floors, dramatic vaulted ceilings and sliding door to attractive patio and rear yard. Dining room with laminate floors is spacious enough for you largest gatherings. Gorgeous completely updated kitchen with antique white, raised panel cabinets, attractive travertine back splash, new light fixtures, under-cabinet lighting, updated counters, stainless appliances and attractive heated tile floor.. Main floor master bedroom with walk-in closet and private access to five piece bath provides a unique opportunity for every demographic. Upper level boasts two spacious bedrooms including one with door to private covered balcony and extra storage in the closet and one with a Murphy bed to provide availability of this room to double as a den or a bedroom. Spacious lounge between the bedrooms boasts a vaulted ceiling and provides an attractive space for casual entertaining or for older children to entertain friends. Four piece bath upstairs. This super end unit townhome provides a gorgeous and unique home for every demographic and unique parking arrangements with garage, and an extra parking spot next to the unit which enables easy parking for two cars without having to ‘shuffle’ as a tandem arrangement requires. In addition five visitor parking spots are available within a very short walk of this unit. Gorgeous updated end unit, unique floor plan with main floor master bedroom, and convenient parking arrangements makes this super unit an absolute must see.

Doug or Bonnie Mitten

Prudential | Power Play Realty

(604)533-3231

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

Features Of This Home...

Main Level: 790 Square Feet

Living Room – 12’9 x 11’5 – Entertaining is easy in the spacious living room with laminate floors, dramatic vaulted ceilings and sliding door to attractive patio and rear yard.





Dining Room – 13’4 x 11’8 - Dining room with laminate floors is spacious enough for you largest gatherings.





Kitchen – 11’8 x 9’4 - Gorgeous completely updated kitchen with antique white, raised panel cabinets, attractive travertine back splash, new light fixtures, under-cabinet lighting, updated counters, stainless appliances and attractive heated tile floor.



Master Bedroom - 11’7 x 10’11 - Main floor master bedroom with walk-in closet and private access to five piece bath provides a unique opportunity for every demographic.



5 Piece Bath





<u>Upper Level</u>: 763 Square Feet

Bedroom - 13’6 x 10’11’
With Murphy Bed

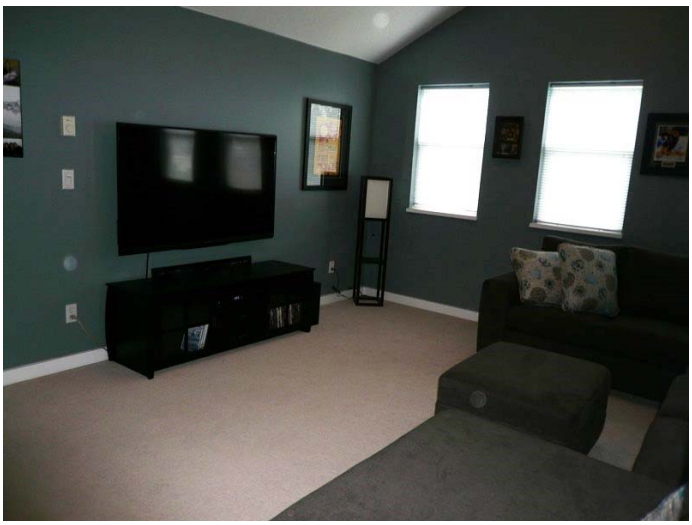


Bedroom - 11’5 x 10’11
With Large Storage Area In Closet



Loft - 16’3 x 13’5 - Spacious lounge between the bedrooms boasts a vaulted ceiling and provides an attractive space for casual entertaining or for older children to entertain friends.





4 Piece Bathroom



Features Of This Fine Home:

- **Spacious Living Room With Laminate Floors, Dramatic Vaulted Ceilings And Sliding Door To Attractive Patio And Rear Yard.**





- **Dining Room With Hardwood Floors Is Spacious Enough For You Largest Gatherings.**
- **Gorgeous Completely Updated Kitchen With Antique White, Raised Panel Cabinets, Attractive Travertine Back Splash, New Light Fixtures, Under-Cabinet Lighting, Updated Counters, Stainless Appliances And Attractive Heated Tile Floor.**
- **Main Floor Master Bedroom With Walk-In Closet And Private Access To Five Piece Bath Provides A Unique Opportunity For Every Demographic.**
- **Upper Level Boasts Two Spacious Bedrooms Including One With Door To Private Covered Balcony And Extra Storage In The Closet And One With A Murphy Bed To Facilitate Doubling As A Den Or A Bedroom.**
- **Spacious Lounge Between The Bedrooms Boasts A Vaulted Ceiling And Provides An Attractive Space For Casual Entertaining Or For Older Children To Entertain Friends.**
- **Four Piece Bath Upstairs.**
- **Unique Parking Arrangements With Garage, Apron And An Extra Parking Spot Will Enable Easy Parking For Two Cars Without Having To 'Shuffle' As A Tandem Arrangement Requires And An Opportunity For Additional Parking For Another Car On The Apron When Needed.**



- **In Addition Five Visitor Parking Spots Are Available Within A Very Short Walk Of This Unit.**
- **Gorgeous Updated End Unit, Unique Floor Plan With Main Floor Master Bedroom, And Convenient Parking Arrangements Makes This Super Unit An Absolute Must See.**

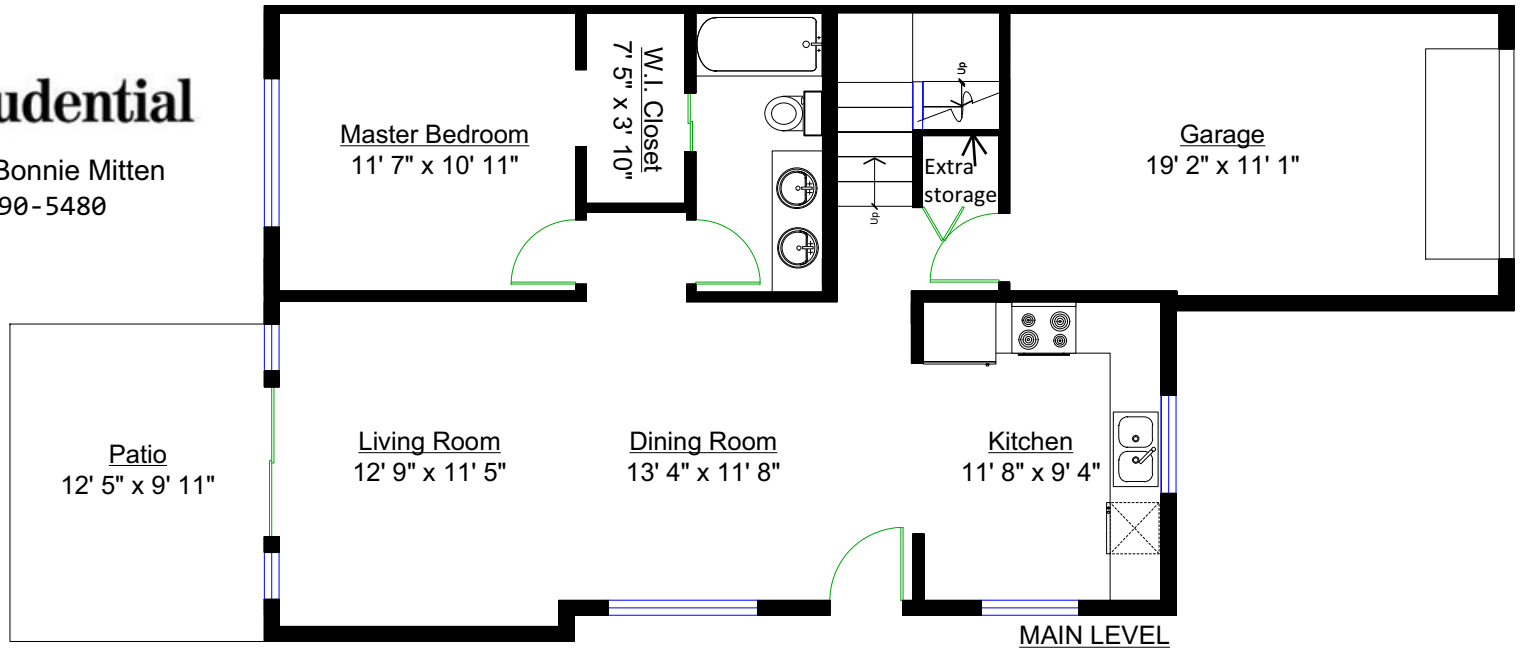
Doug or Bonnie Mitten

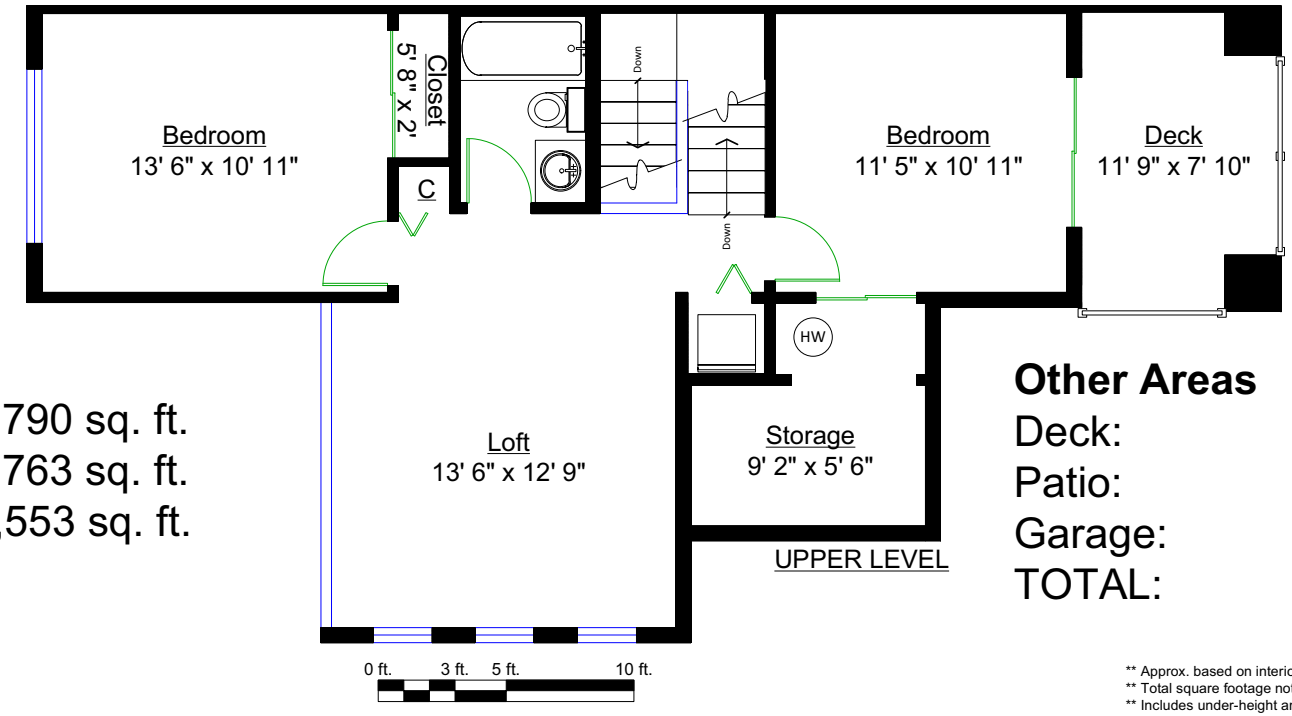
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#85 – 7179 201 Street, Langley

Prudential
Doug and Bonnie Mitten
604-290-5480





Totals**

Main Level:	790 sq. ft.
Upper Level:	763 sq. ft.
TOTAL:	1,553 sq. ft.

Other Areas

Deck:	91 sq. ft.
Patio:	123 sq. ft.
Garage:	230 sq. ft.
TOTAL:	444 sq. ft.

BC FLOOR PLANS

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints
** Includes under-height areas