

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



3888 204 Street, Langley

\$988,500.00

5,057 Sq. Ft. Executive Home With Legal Suite 1/4 Lot In Brookwood

Spectacular 5,057 square foot one year old executive home with legal suite on 1/4 acre lot in Brookwood boasts hardi plank siding, gorgeous engineered hardwood floors, nine foot ceilings, quality finishing and trim and so much more. . A fantastic great room plan designed for family and entertaining. Main floor boasts great room with see through fireplace to the absolutely gorgeous kitchen with granite counters and a huge island with sink and a breakfast bar, upscale appliances, with walk-in pantry and family sized dining room. Flex room can double as a parlor or living room for more formal entertaining. Office enables you to work from home should you need to. Den doubles as a play room. Upper level boasts four spacious bedrooms and two baths including master bedroom with spa like five piece ensuite with twin sinks, gorgeous oversized shower, classic claw foot tub and water closet. Lower level boasts one bedroom legal suite and games room. Oversized garage with room for shop space. This spectacular home absolutely must be seen to appreciate.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at



604-533-3231

Main Floor: 1,925 Square Feet

Entrance Hall – Spacious entrance hall with hardwood flooring Welcomes you to this home.



Living Room: 14'6 x 11'2 – Spacious living room has hardwood flooring and lots of windows for more formal entertaining.

Family Room: 20'2 x 11'10 – Beautiful large, bright family room with high end finishing and hardwood flooring.



Kitchen: 16'4 x 14'10 – Beautiful large luxury kitchen with granite counters, island with sink and breakfast bar and upscale stainless steel appliances.



Pantry: 12'8 x 8'4 – Large walk in pantry for all you cooking supplies

Dining Room: 17'1 x 13' – Family sized dining room is the perfect place to entertain your guests.



Den: 12'1 x 10'3

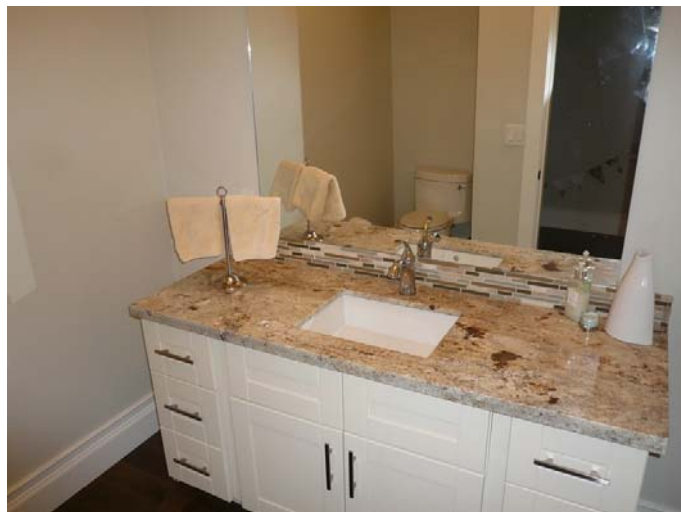


Laundry Room: 12'1 x 10'3 – Large laundry room with sink and closet.

Office: 12'8 x 11'2



2 Piece Powder Room



Upper Level: 1,532 Square Feet

Master Bedroom: 25'10 x 14' – Beautiful large master bedroom, with walk-in closet and a 'spa-like' ensuite.



Gorgeous 5 Piece Master Ensuite With Twin Sinks, Attractive Oversized Shower, Claw Foot Tub & Water Closet.



Dressing Room/Walk-in Closet: 10'1 x 8'9



Bedroom: 12'7 x 11'5



Bedroom: 12'8 x 11'4



Bedroom: 12'8 x 12'8



4 Piece Main Bathroom:





Basement: 1,600 Square Feet

Games Room: 33'10 x 10'8

Laundry Room: 12'8 x 12'8

One Bedroom Legal Suite:

Kitchen: 16'11 x 13'3



Living Room: 16'11 x 13'3

Bedroom: 12'7 x 11'10



4 Piece Bathroom:



Features of This Fine Home:

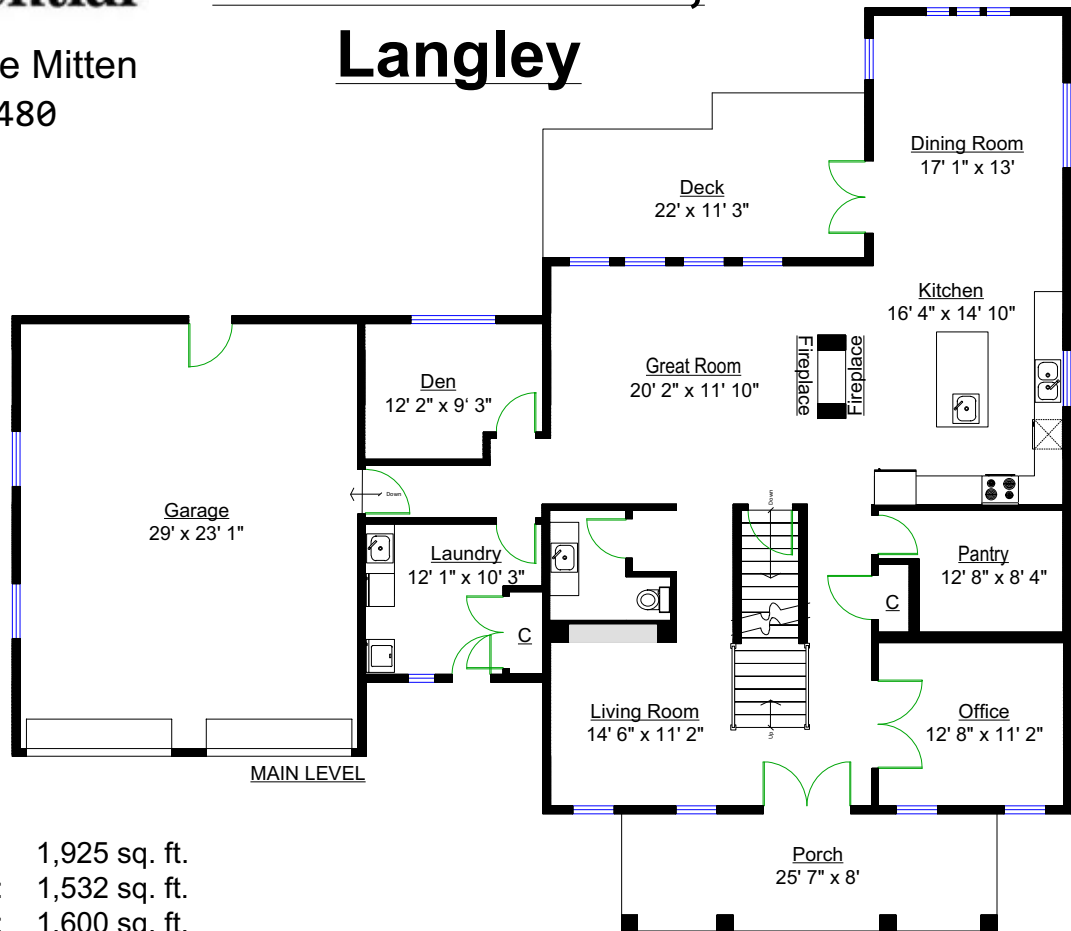
- 📖 **Spectacular 5,057 Square Foot 1 Year Old Home With Legal Suite On 1/4 Lot In Brookwood Absolutely Must Be Seen**
- 📖 **Exterior Has Hardi Plank Siding. Home Features Gorgeous Engineered Hardwood Floors, 9' Ceilings, Quality Finishing And Trim.**
- 📖 **A Fantastic Great Room Plan Designed For Family And Entertaining. Main Floor Boasts Great Room With See Through Fireplace To The Kitchen Will Facilitate Entertaining And Family Fellowship**
- 📖 **Gorgeous Kitchen With Granite Counters, Huge Island With Sink And A Breakfast Bar, Upscale Appliances, Walk-In Pantry And Family Sized Dining Room, Flex Room, Office And Den**
- 📖 **Upper Level Boasts 4 Spacious Bedrooms And 2 Baths Including Master Bedroom With Spa Like Ensuite**



Prudential

Doug and Bonnie Mitten
604-290-5480

3888 204 Street, Langley

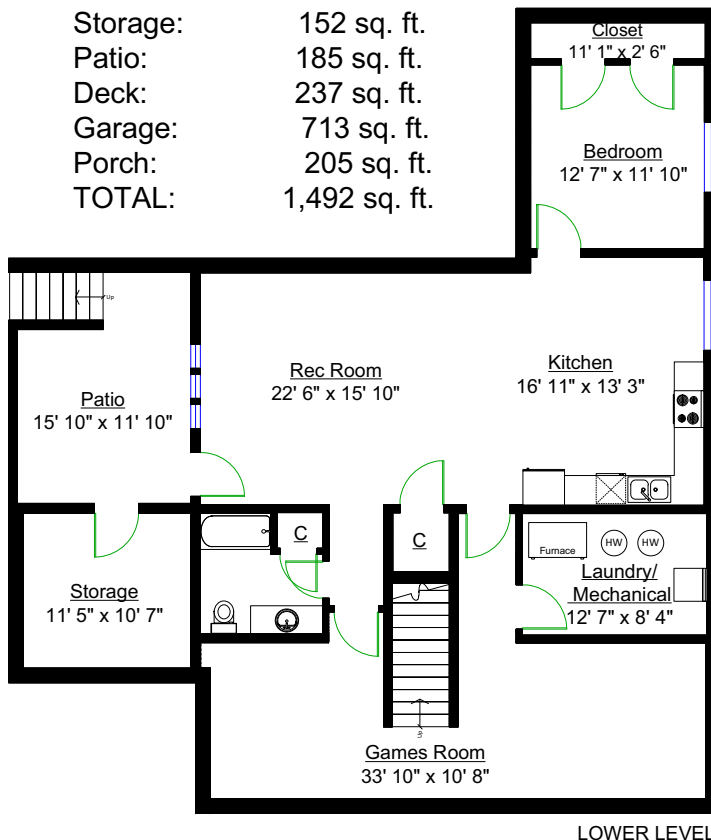
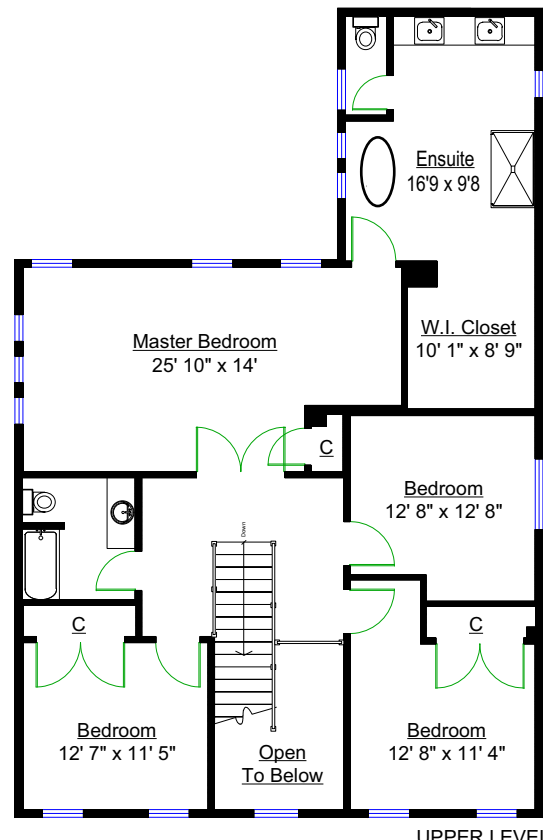


Totals**

Main Level: 1,925 sq. ft.
Upper Level: 1,532 sq. ft.
Lower Level: 1,600 sq. ft.
TOTAL: 5,057 sq. ft.

Other Areas

Storage: 152 sq. ft.
Patio: 185 sq. ft.
Deck: 237 sq. ft.
Garage: 713 sq. ft.
Porch: 205 sq. ft.
TOTAL: 1,492 sq. ft.



- ⌘ **Lower Level Boasts 1 Bedroom Legal Suite And Games Room.**
- ⌘ **Oversized Garage With Room For Shop Space. This Spectacular Home Absolutely Must Be Seen To Appreciate.**

Lot: ¼ Acre Lot



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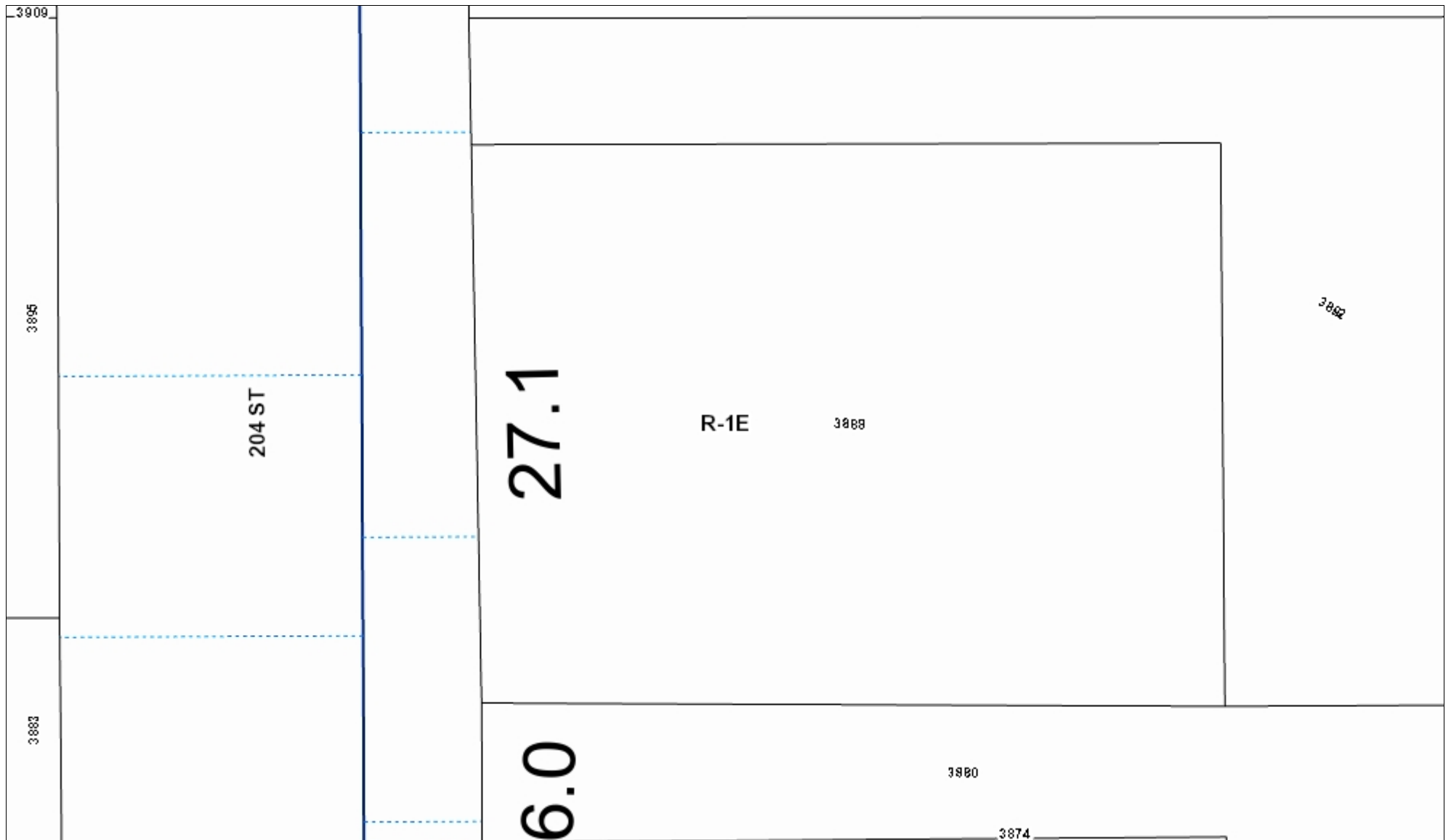
at



604-533-3231

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Geosource Map



9.94 0 4.97 9.9 Meters



Scale 1: 260.94

Township of
LANGLEY Geosource

Printed 10/24/2014

Enter Map Description

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.



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PROPERTY DISCLOSURE STATEMENT

PAGE 1 of 3 PAGES

RESIDENTIAL



Prudential
Power Play Realty



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: Oct. 18, 2014

mm

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 3888 204 Street
Langley

V3A 5B5

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>mm.</i>	☒	☒
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>mm</i>	☒	☒
C. Is there a survey certificate available?	<i>mm.</i>		☒	☒
D. Are you aware of any current or pending local improvement levies/charges?		<i>mm.</i>	☒	☒
E. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>mm</i>	☒	☒
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ☒ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other _____				
B. Are you aware of any problems with the water system?		<i>mm.</i>	☒	
C. Are records available regarding the quantity of the water available?			<i>mm.</i>	
D. Are records available regarding the quality of the water available?			<i>mm.</i>	
E. Indicate the sanitary sewer system the Premises are connected to: Municipal ☐ Community ☐ Septic ☒ Lagoon ☐ Not Connected ☐ Other _____				
F. Are you aware of any problems with the sanitary sewer system?		<i>mm.</i>	☒	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>mm</i>	☒	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<i>mm.</i>	☒	
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	<i>mm</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>mm</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>mm</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>mm</i>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<i>mm</i>			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>mm</i>	☒	☒
G. Are you aware of any structural problems with any of the buildings?		<i>mm</i>	☒	☒
H. Are you aware of any additions or alterations made in the last sixty days?		<i>mm</i>	☒	☒
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>mm</i>	☒	☒

mm *mm*

INITIALS



DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3888 204 Street

Langley

V3A 5B5

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		MW	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MW.	X	X
L. Are you aware of any damage due to wind, fire or water?		MW	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 1 years)		MW	X	X
N. Are you aware of any problems with the electrical or gas system?		MW	X	X
O. Are you aware of any problems with the plumbing system?		MW	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?			X	MW
Q. Do the Premises contain unauthorized accommodation?		MW	X	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		MW	X	X
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)	MW.			
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? <u>Owner warranty only</u>	MW			
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		MW.		X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		MW	X	X
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		MW.	X	X
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		MW.	X	X

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
- (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation

	SM	MW	
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INITIALS

Oct. 18, 2014



PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3888 204 Street

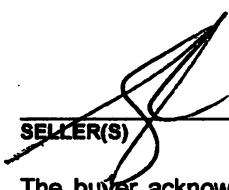
Langley

V3A 5B5

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


SELLER(S)


SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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BC1002 REV. JUN 2014

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