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



5870 248 Street, Langley **$1,524,999**

Completely Updated 4,165 Sq. Ft. Home With A Legal Suite On 0.81 Acre 2 Shops And Parking For At Least 12 Vehicles

Updates include: attractive recently painted décor; gorgeous millwork, crowns and mouldings; hardwood floors; electrical; windows; insulation; septic and much more. Dream kitchen with lots of updated cabinets, some granite counters, island with breakfast bar, stainless steel appliances, counter top 6 burner gas stove with down draft fan and a spacious eating area. Great room with gas fireplace and gorgeous hardwood floors. Family room with electric fireplace and a door to 1200 square foot soft cushion patio. The upper level boasts 4 bedrooms and 3 bathrooms including 2 master bedrooms with 4 piece ensuites! Double garage plus a 24' x 26' attached shop with a 10 foot tall ceiling, office, 2 piece bathroom and lunch room. 16 x 20 shop with double lean too's. Legal 1 bedroom suite with superior quality finishing, large deck and its own laundry.

Doug or Bonnie Mitten

Prudential | Power Play Realty

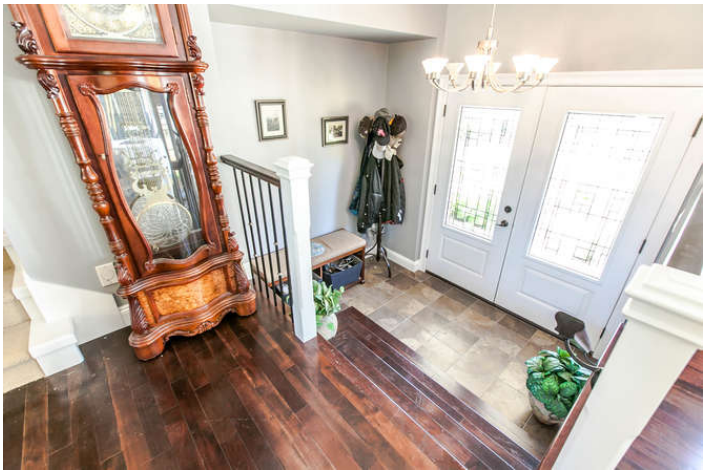
604-533-3231

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 Fine Home...

Main Level: 686 Square Feet

Entrance Hall: 8’5 x 6’10



Living Room: 18’4 x 17’2









Kitchen: 16’8 x 9’7





Dining Room: 13’4 10’1



<u>Lower Level</u>: 1,288 Square Feet

Recreation Room: 23’ x 14’5





Office: 18’ x 9’5



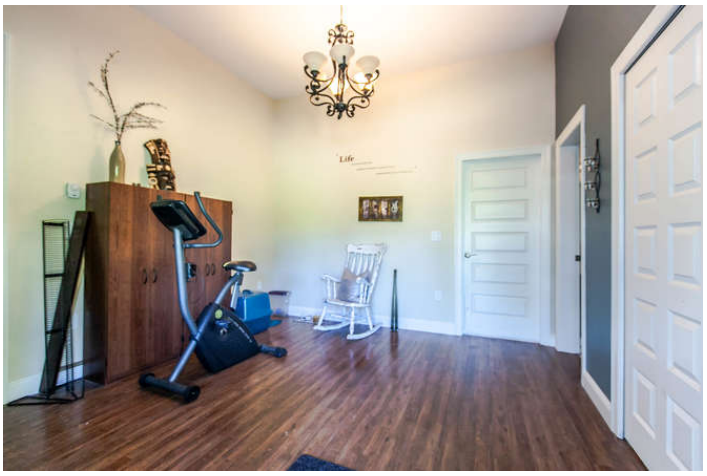
Laundry Room: 20’6 x 10’3



3 – Piece Bathroom With Urinal



Gym: 12’5 x 11’10



Bedroom/Office: 12’6 x 10’3

3 - Piece Bathroom



<u>Upper Level:</u> 2,200 Square Feet

Master Bedroom: 16’ x 16’7





Master Ensuite:





Walk-in Closet: 6’4 x 5’7

Master Deck:



Master Bedroom:13’2 x 12’10



Master Ensuite:



Bedroom: 11’9 x 10’2



Bedroom: 11’9 x 10’3



Main Bathroom:



Legal Suite:

Living Room: 23’6 x 12’11





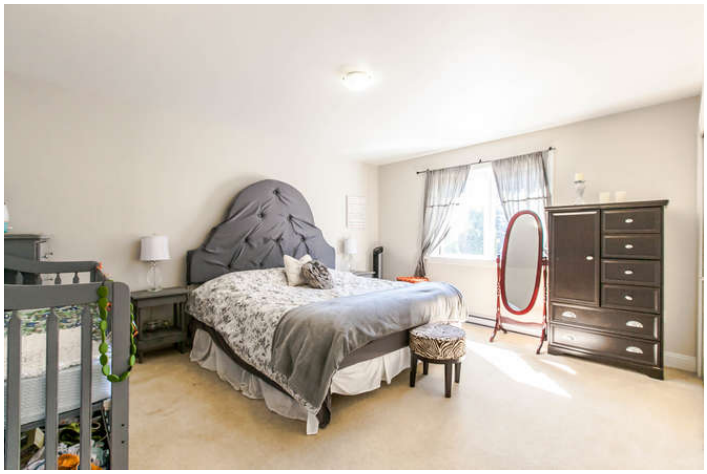
Kitchen: 13’7 x 12’4



4 – Piece Bathroom:



Bedroom: 15’ x 12’5



Large Deck:





Garage: 20’7 x 20’3



Workshop: 29’ x 26’1



Annual Taxes: $ 5,490.55

Features Of This Fine Home:

- **Completely Updated, 4,165 Square Foot Home With A Legal Suite, 2 Shops And Parking For At Least 12 Vehicles On 0.81 Ac**
- **Updates Include: Attractive Recently Painted Décor; Gorgeous Millwork, Crowns And Mouldings; Hardwood Floors; Electrical; Windows; Insulation; Septic And Much More**
- **Dream Kitchen With Lots Of Updated Cabinets, Some Granite Counters, Breakfast Bar, Stainless Steel Appliances, Counter Top 6 Burner Gas Stove With Down Draft Fan And A Spacious Eating Area.**

- **Great Room With Gas Fireplace. Family Room With Electric Fireplace With A Door To 1200 Square Foot Soft Cushion Patio.**
- **The Upper Level Boasts 4 Bedrooms And 3 Bathrooms Including 2 Master Bedrooms With 4 Piece Ensuites!**
- **Double Garage Plus A 24' X 26' Attached Shop With A 10 Foot Tall Ceiling, Office, 2 Piece Bathroom And Lunch Room.**
- **16 X 20 Shop With Double Lean Too's. Legal 1 Bedroom Suite With Superior Quality Finishing, Large Deck And Its Own Laundry.**

Lot: 0.81 Acre








Prudential

Doug and Bonnie Mitten
604-290-5480

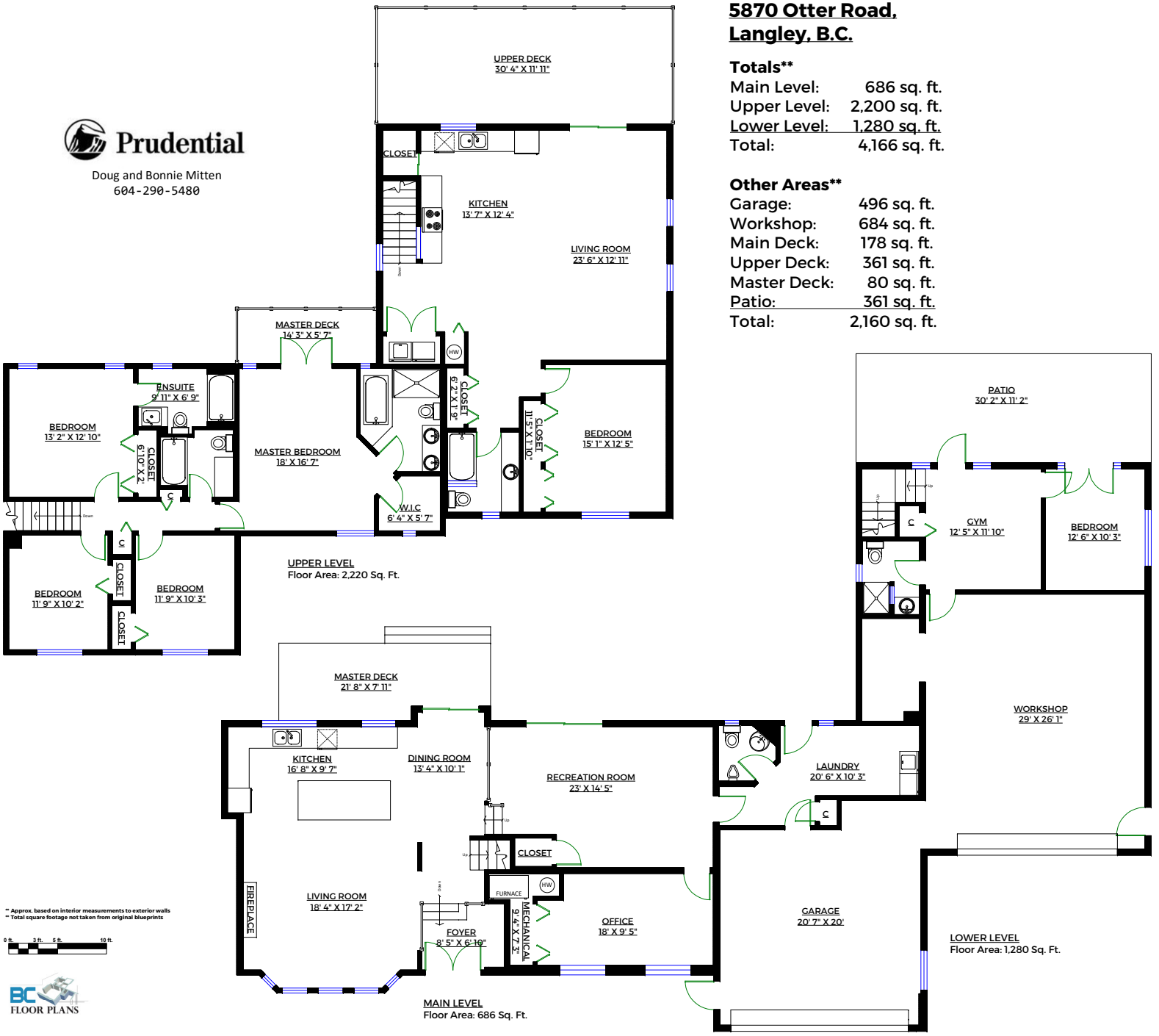
5870 Otter Road, Langley, B.C.

Totals**

Main Level:	686 sq. ft.
Upper Level:	2,200 sq. ft.
Lower Level:	1,280 sq. ft.
Total:	4,166 sq. ft.

Other Areas**

Garage:	496 sq. ft.
Workshop:	684 sq. ft.
Main Deck:	178 sq. ft.
Upper Deck:	361 sq. ft.
Master Deck:	80 sq. ft.
Patio:	361 sq. ft.
Total:	2,160 sq. ft.



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

0 ft. 3 ft. 5 ft. 10 ft.

BC FLOOR PLANS

Est. 1873

Telephone: 604.533.6018

SECONDARY SUITE LICENCE

MAILING ADDRESS:

WOLTERS RICHARD B
WOLTERS SANDRA A
5870 248 ST
ALDERGROVE BC V4W 1B9

ACCOUNT NO: **4000038**
LICENCE NO: **00054719**

SECONDARY SUITE LOCATION:

5870 248 ST

ISSUED DATE: **Jul 06, 2016**
EXPIRES ON: **Dec 31, 2016**

LICENCEE:

WOLTERS RICHARD B
WOLTERS SANDRA A
5870 248 ST
ALDERGROVE BC V4W 1B9
is hereby licensed to operate or retain a secondary suite at the above noted address:

CONDITIONS:

Family Occupied as per Statuatory Declaration on File.
Secondary Suite licence is non-transferrable
Dwelling must remain owner occupied

For information on Secondary Suite Licencing in the Township of Langley
Please call the Permit, Licence & Inspection Services Department
Telephone: 604.533.6018 Fax: 604.533.6182

This licence is non-transferable and must be renewed annually.

WOLTERS RICHARD B
WOLTERS SANDRA A
5870 248 ST
ALDERGROVE BC V4W 1B9