

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



20406 40B Ave, Langley

\$1,078,800.00

2067 Square Foot Family Home

0.27 Acre Corner Lot On Bus Route & Close to French Immersion School

Deluxe 36' x 24' Lot

2067 square foot two story, three bedroom family home designed for family and entertainment on 0.27 acre corner lot in terrific location in Brookwood with deluxe 36' x 24' shop & RV parking must be seen to appreciate. Formal entertaining is facilitated in the formal living room with hardwood floor and wood fireplace and in the formal dining room with hardwood floors. Casual entertaining is facilitated in the family room with hardwood floors wood fireplace and French doors to large, partly covered deck with hot tub. Spacious kitchen with white cabinets, spacious eating area and pantry. Spacious laundry room. Two piece powder room on main for convenience of guests. Upper level boasts three spacious bedrooms and two baths including master bedroom with walk through closet and 4 piece ensuite. A little paint & putter & this home will shine. Attached double garage with work area. Deluxe insulated 36' x 24' shop with 18' x 8' overhead door & 12' x 10' garden shed. Gated access to rear yard and RV parking. A great family home, fantastic shop on 11,806 square foot lot on bus route and close to French immersion school.

Doug, Bonnie or David Mitten



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 Floor Area: 1,177 Square Feet

Entrance Hall: 9'11 x 8'8



Living Room: 17' x 14'11



Dining Room: 13'4 x 11'



Kitchen: 12'11 x 12'8



Eating Area: 12'7 x 7'



Family Room: 16'1 x 12'11 – With French door to spacious deck with hot tub.



Laundry Room: 10'11 x 9'3



2 Piece Powder Room:



Workshop: 9'8 x 8'

Double Garage: 22'1 x 18'6

UPPER FLOOR: 890 Square Feet

Upstairs Hallway



Master Bedroom: 17'11 x 11'- With 4 piece ensuite and walk through closet.



Bedroom: 11'9 x 10'10



Bedroom: 12'2 x 10'01



Four Piece Main Bathroom:



FEATURES OF THIS FINE HOME:

🏡 **2067 Square Foot Two Story, Three Bedroom, Family Home Designed For Family And Entertaining On 0.27 Acre Corner Lot In Terrific Location In Brookwood With Deluxe 36' X 24' Shop & RV Parking Must Be Seen To Appreciate. A Little Paint & Putter & This Home Will Shine.**



- ⌘ **Formal Entertaining Is Facilitated In The Formal Living Room With Hardwood Floor And Wood Fireplace And In The Formal Dining Room With Hardwood Floors.**
- ⌘ **Casual Entertaining Is Facilitated In The Family Room With Hardwood Floors Wood Fireplace And French Door To Large, Partly Covered Deck With Hot Tub.**



- ⌘ **Spacious Kitchen With White Cabinets, Spacious Eating Area And Pantry.**
- ⌘ **Main Floor Laundry Room.**
- ⌘ **Two Piece Powder Room On Main For Convenience Of Guests**
- ⌘ **Upper Level Boasts Three Spacious Bedrooms And Two Baths Including Master Bedroom With Walk Through Closet And 4 Piece Ensuite.**
- ⌘ **Attached Double Garage With Work Area.**
- ⌘ **A Great Family Home, Fantastic Shop On 11,806 Square Foot Lot On Bus Route And Close To French Immersion School.**

Deluxe Shop: 36' x 24'

- ⌘ **Deluxe 36' x 24' Shop With 18' x 8' Overhead Door, 2" x 6" Walls & Metal Roof.**

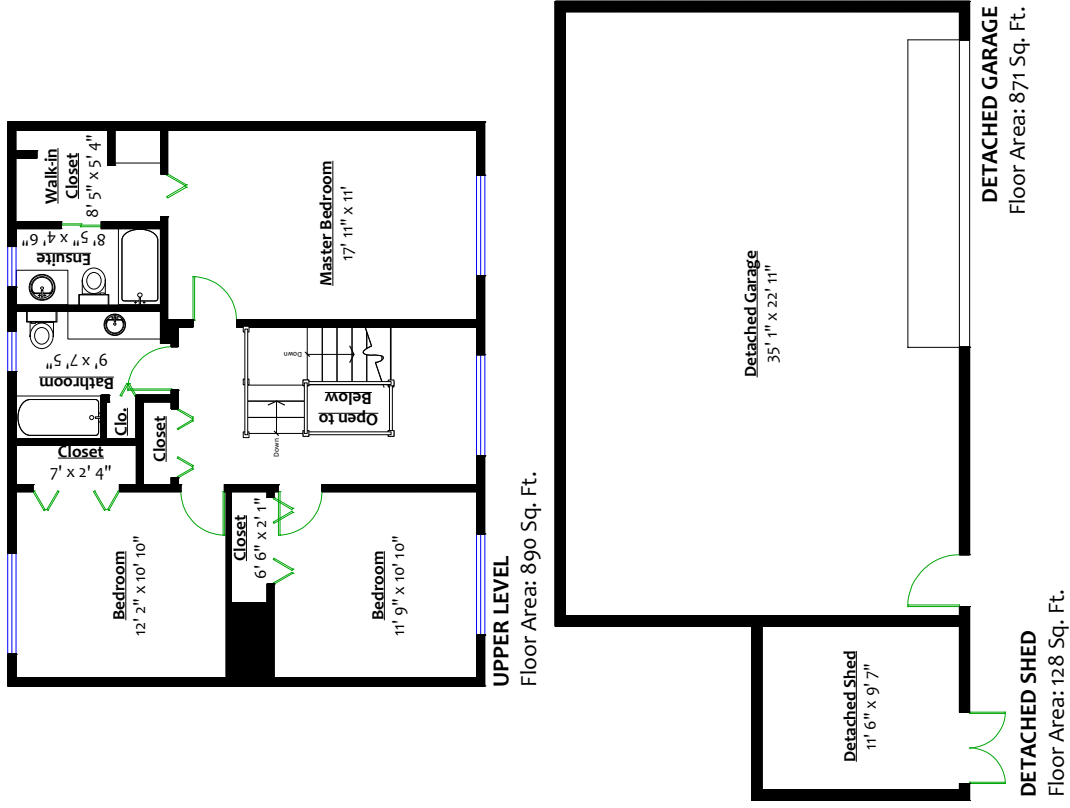
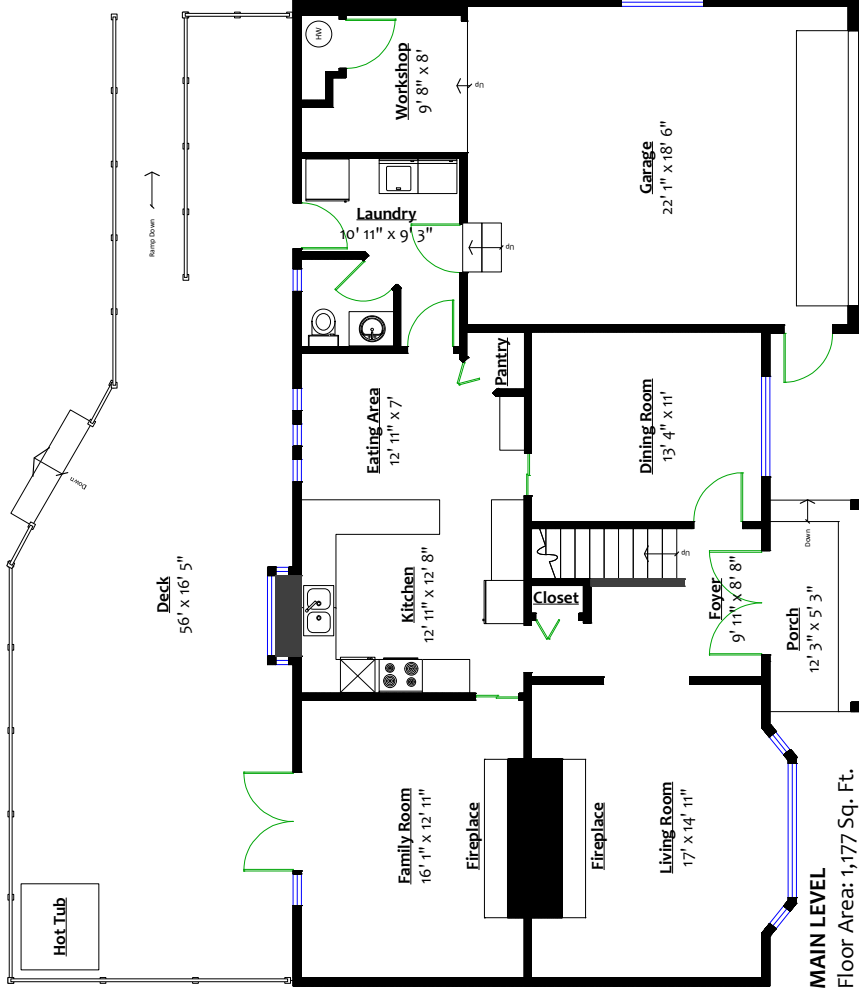


- ⌘ **10' x 12' Garden Shed**

20406 40B Avenue, Langley, B.C.

Totals**

Main Level:	1,177 sq. ft.	Porch:	64 sq. ft.
Upper Level:	890 sq. ft.	Garage:	433 sq. ft.
Total:	2,067 sq. ft.	Workshop:	73 sq. ft.
		Deck:	756 sq. ft.
		Detached Shed:	128 sq. ft.
		Detached Garage:	871 sq. ft.
		Mechanical:	18 sq. ft.
		Total:	2,343 sq. ft.



Lot: 87' x 135.7' – 11,806 Square Feet – 0.27 Acres

🏡 Fenced Corner Lot In Terrific Brookwood Location On Bus Route & Close To French Immersion School.



🏡 Gated Access To Rear Yard, Shop & RV Parking;



🏡 Property Taxes \$ 4,493.33 (2019)

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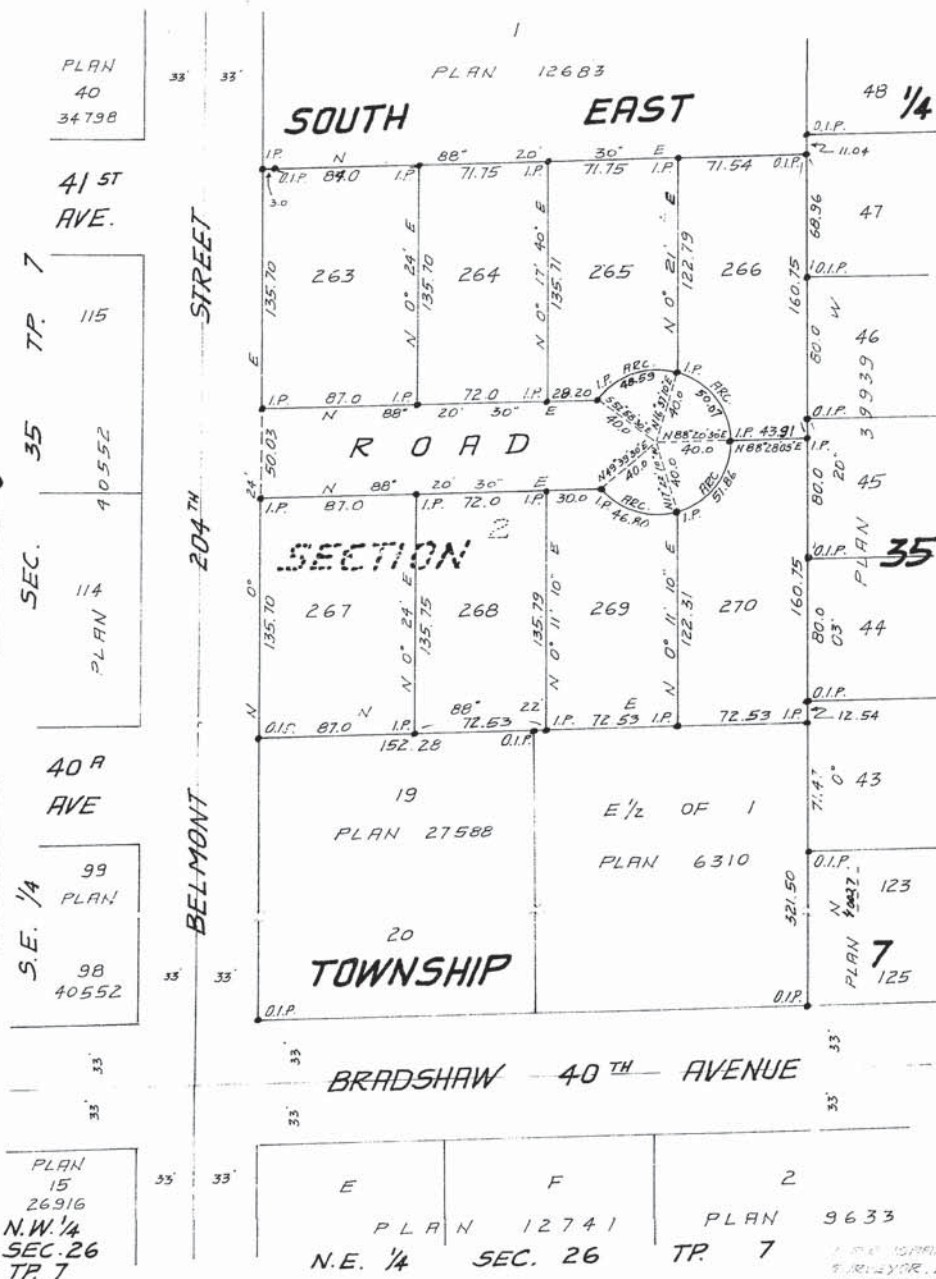
PLAN 44606
Ref. J99033E

**SUBDIVISION PLAN OF LOT 2, PLAN 6310,
OF BLOCK 8, OF THE SOUTH EAST 1/4,
SECTION 35, TOWNSHIP 7,
NEW WESTMINSTER DISTRICT**

SCALE: 1 INCH = 50 FEET

DEPOSITED IN THE LAND REGISTRY OFFICE
AT NEW WESTMINSTER, B.C.
ON THIS 27th DAY OF AUGUST 1973.

A. B. McLeod
REGISTERAR



Jan Macpherson Hayes
OWNER:

Maurice Gachet
WITNESS:

LEGEND

BEARINGS ARE MEASURED FROM PLAN 27588
ALL DIMENSIONS ARE IN FEET

3 August 1973
K.R. Wipe

I, JAN MACPHERSON HAYES, OF LANGLEY, B.C., BRITISH COLUMBIA, DO SOLEMNLY, SINCERELY AND TRULY AFFIRM AND DECLARE THAT THE TAKING OF AN OATH IS ACCORDING TO MY RELIGIOUS BELIEF, UNLAWFUL, AND I DO ALSO SOLEMNLY, SINCERELY, AND TRULY AFFIRM AND DECLARE THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT AND THE LANDS TO BE SURVEYED AND DISPOSED BEFORE ME ON THE 2nd DAY OF August 1973.

P.D. Frank

THIS PLAN LIES WITHIN THE CENTRAL
FRASER VALLEY REGIONAL DISTRICT

CERTIFICATE OF NON ENCROACHMENT

PLAN SHOWING BUILDINGS CONSTRUCTED ON
LOT 267 SE ¼ SECTION 35 TOWNSHIP 7

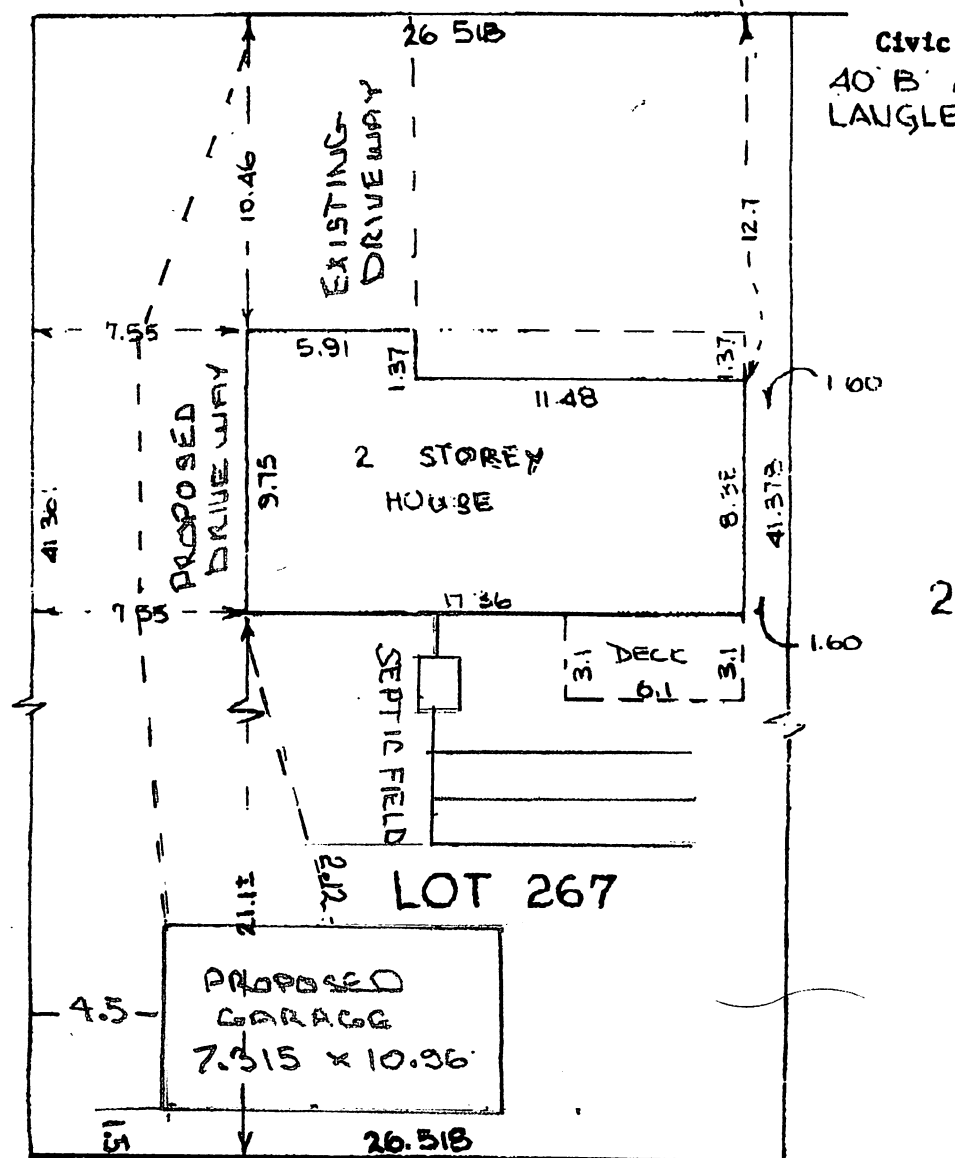
PLAN 44606 N.W.D.

SCALE 1 : 250

40 'B' AVENUE



204TH STREET



Civic Address
40 'B' AVE & 204TH ST
LAUGLEY, B.C.

268

LOT 267

PROPOSED
GARAGE
7.315 x 10.96

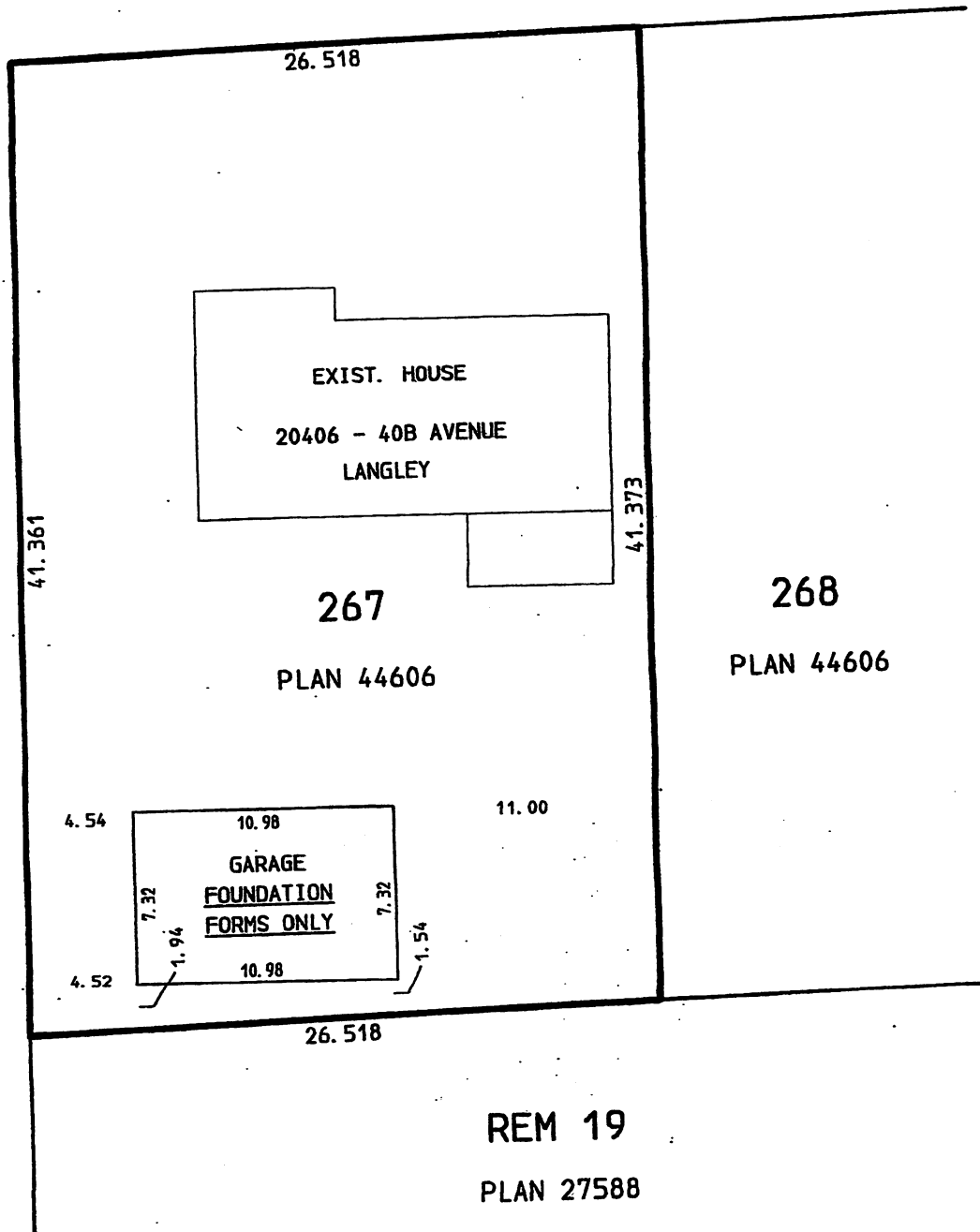
NOTES

Property boundary dimensions shown hereon, are according to the registered plan and documents.

40B AVENUE

11807.687065 9A
= .271 ACRE

204 STREET



REM 19

PLAN 27588

Isaak, Osman
& Associates
B. C. LAND SURVEYORS
20609 LOGAN AVENUE
LANGLEY B. C. V3A-7R3
TEL: 604-533-2411
FILE: 15117-02. FRM

CERTIFIED CORRECT THIS 30TH DAY OF MAY, 2012

[Signature]

BCLS

Note: This certificate shows the relative location of improvements constructed on the above lot and is not intended for property line re-establishment. We accept no responsibility for unauthorized use.

© 2012 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED