For Multi-Picture Tour Go To:

www.mitten-realty-services.com



3393 200 Street, Langley **$499,800.00**

Extensively Updated Family Home With Master Bedroom On Main Floor

Gorgeous Maple Kitchen With Granite Counters, Breakfast Bar & Spacious Eating Area

Hardwood Floors, Dramatic Vaulted Ceilings & Quality Finishing

Extensively updated 3154 square foot, five bedroom two storey plus basement family home on fenced 1/3 acre in Brookswood with circular driveway and RV parking. Extensive updates include windows, roof, siding, floors, finishing, kitchen, bathrooms, paint and decorating and more. Entertainment sized living room with gorgeous hardwood floors, and attractive moldings and crowns. Gorgeous new maple kitchen with granite counters with breakfast bar, spacious eating area and attractive finishing with crowns and wainscoting. Casual entertaining is facilitated in the spacious family room with vaulted ceilings, cozy gas fireplace, laminate floors and French doors to large rear deck with gazebo and hot tub. Main floor master bedroom with four piece ensuite and sitting area. Two spacious bedrooms and loft upstairs. Finished basement with two spacious bedrooms and spacious recreation room with attractive laminate floors. Spacious double garage. All this and more on fenced 1/3 acre with RV parking and circular driveway. This beautifully updated home designed for the family absolutely must be seen inside to really appreciate its many fine attributes.

Doug or Bonnie Mitten

Prudential | Power Play Realty

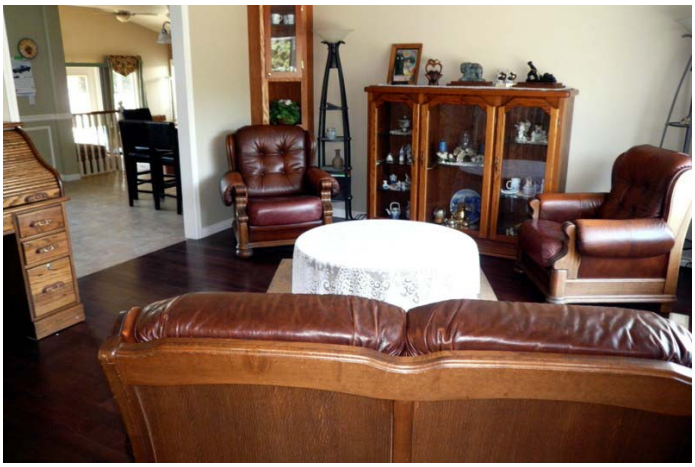
604-533-3231

Features Of This Fine Home…

Main Floor: 1504 Square Feet

Living Room – 17.66' x 13.33' - Entertainment sized living room with gorgeous hardwood floors, and attractive mouldings and crowns.



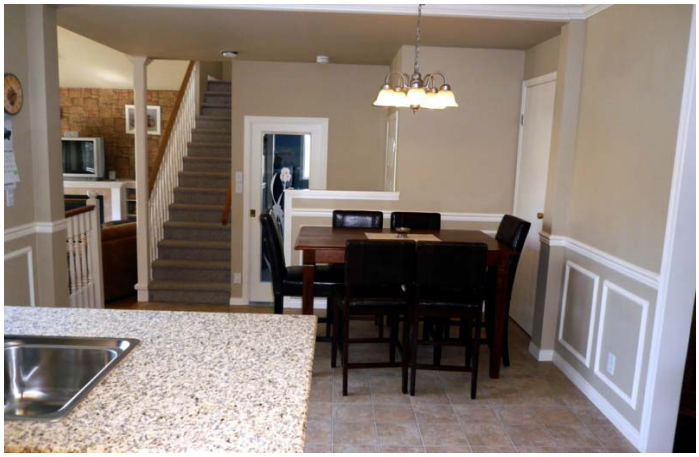


Kitchen – 22.43' x 12' - Gorgeous new maple kitchen with granite counters with breakfast bar, spacious eating area and attractive finishing with crowns and wainscoting.





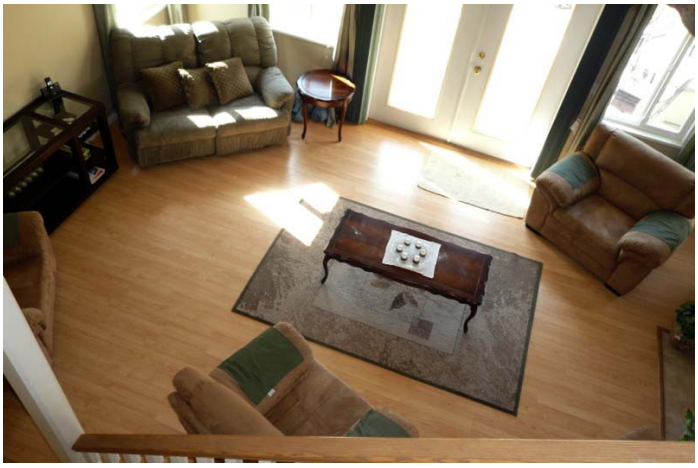




Family Room – 21.33’ x 14.58’ - Casual entertaining is facilitated in the spacious family room with vaulted ceilings, cozy gas fireplace, laminate floors and French doors to large rear deck with gazebo and hot tub.

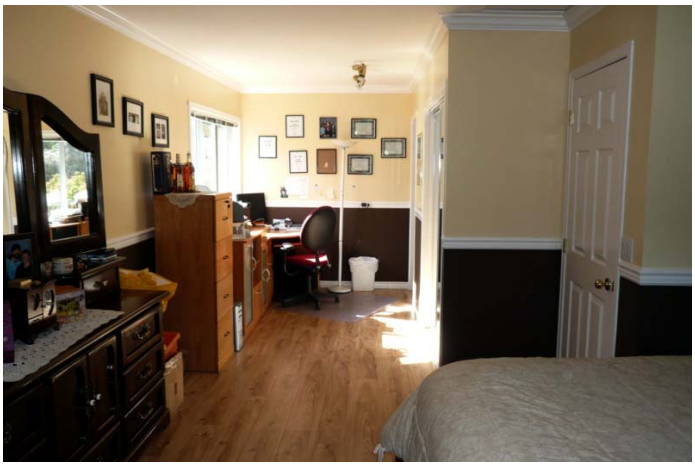






Master Bedroom– 18’ x 13.5’ - Spacious main floor master bedroom with sitting area and four piece ensuite with toilet, twin sinks and shower.





Ensuite Bathroom - 4 Piece Ensuite With Toilet Twin Sinks and Shower



Bathroom - 4 Piece Main Bath

Bathroom - 3 Piece Powder Room Conveniently Located Close To Access To Garage

Laundry Room – 7.5’ x 5’ – Laundry room tucked behind etched glass pocket door.

<u>Upper Level</u>: 700 Square Feet

Loft – 21.25’ x 11’ - Spacious loft area with makes a great area for teens or guests.



Bedroom – 16’ x 10.43’



Bedroom – 16’ x 10.43’



<u>Lower Level</u>: 950 Square Feet

Recreation Room – 17’ x 15’ – Spacious recreation room with attractive laminate floors provides a fantastic space for family fun.



Bedroom – 15’ x 12’



Bedroom – 12.75’ x 11,5’



Features Of This Fine Home…

- **Extensively Updated 3154 Square Foot, Five Bedroom Two Storey Plus Basement Family Home On Fenced 1/3 Acre In Brookswood With Circular Driveway And RV Parking.**
- **Extensive Updates Include Windows, Roof, Siding, Floors, Finishing, Kitchen, Bathrooms, Paint And Decorating And More.**
- **Entertainment Sized Living Room With Gorgeous Hardwood Floors, And Attractive Moldings And Crowns.**
- **Gorgeous New Maple Kitchen With Granite Counters With Breakfast Bar, Spacious Eating Area And Attractive Finishing With Crowns And Wainscoting.**
- **Casual Entertaining Is Facilitated In The Spacious Family Room With Vaulted Ceilings, Cozy Gas Fireplace, Laminate Floors And French Doors To Large Rear Deck With Gazebo And Hot Tub.**
- **Main Floor Master Bedroom With Sitting Area And Four Piece Ensuite.**
- **Two Spacious Bedrooms And Loft Upstairs Is A Great Space For Children Of Any Age.**

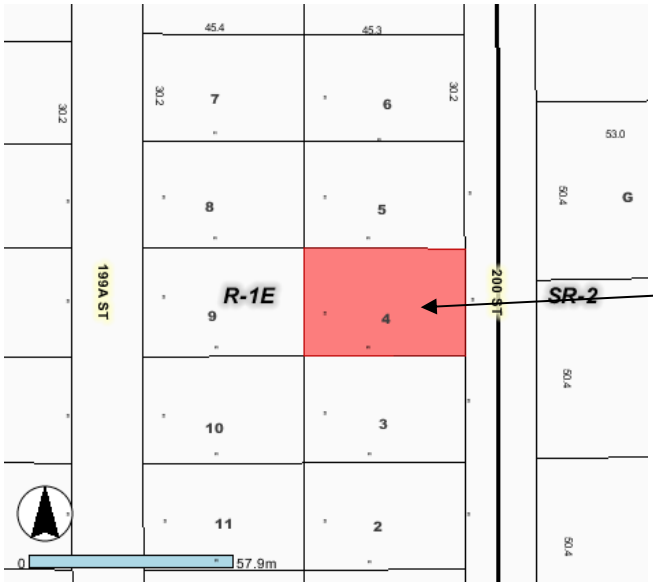
- ✯ **Finished Basement With Two Spacious Bedrooms And Spacious Recreation Room With Attractive Laminate Floors.**
- ✯ **Spacious Double Garage.**
- ✯ **Huge Rear Deck With Gazebo And Hot Tub.**





- ✯ **All This And More On Fenced 1/3 Acre With RV Parking And Circular Driveway.**
- ✯ **This Beautifully Updated Home Designed For The Family Absolutely Must Be Seen Inside To Really Appreciate Its Many Fine Attributes.**

Lot: 99.08’ x 148.62’ - 14725 Square Feet – 0.338 Acres



Location:

This property is located in the desirable Brookswood area. Boasting the utmost in convenience with easy access to schools and the convenience of neighborhood shopping, coupled with easy access to the regional shopping center at Willowbrook ensures convenient access to the most serious shopper. Recreation is available at the civic center at 208 Street and 42 Ave with an ice rink, curling rink and activity room and this area boasts easy access to the Blair pool and Twin Rinks both within 10 minutes of this property. Langley boasts many golf courses to accommodate the recreational needs of all level of golfer.

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