For Multi-Picture Tour Go To:

www.mitten-realty-services.com



19642 68a Ave, Langley **$635,000.00**

Executive Quality Family Home In Desirable Willoughby Location Home For The Large Family - Superior Quality Finishing

3353 square foot home on 4996 square foot .corner lot with RV parking boasts: quality construction and finishing with gorgeous dark laminate, tile floors and dream kitchen with gorgeous granite counters, 2" x 6" walls, on demand tankless hot water system and 2" custom made blinds. Entertaining is easy with cozy living room and spacious dining room with gorgeous laminate floors. Dream kitchen for the most serious gourmet boasts gorgeous cabinets, granite counters, with breakfast bar, walk-in pantry and spacious eating area with door to large deck. Casual entertaining and family fellowship is facilitated in the family room with cozy gas fireplace. Two piece powder room on main with gorgeous furniture style cabinet with sink. Four bedrooms up including spacious master bedroom with sitting area with nice views of Langley City, walk-in closet and gorgeous four piece ensuite with separate shower and jetted soaker tub. Unfinished daylight basement to develop to your desires. Fantastic home with quality finishing, gorgeous laminate floors, granite kitchen & more.

Doug or Bonnie Mitten

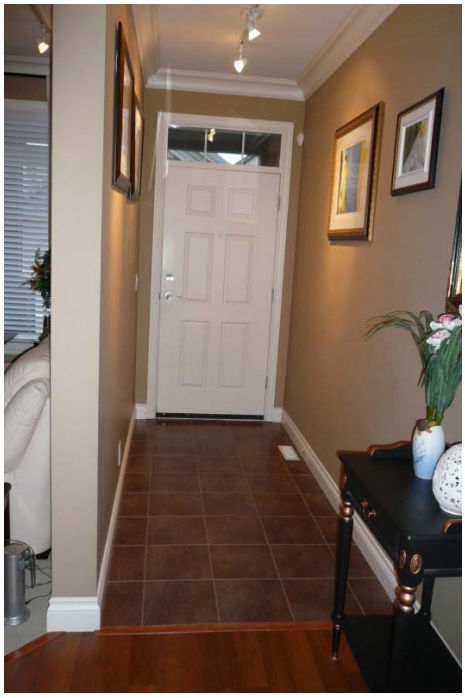
Prudential | Power Play Realty

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.

<u>Main Floor</u>: 1129 Square Feet

Entrance Hall - With tile floors welcomes you to this fine home.



Living Room – 12’ x 11.83’ - Formal entertaining is facilitated in the cozy living room.





Dining Room – 15.33’ x 11’ – Very spacious dining room with hutch alcove and gorgeous laminate floors will facilitate your more formal dining occasions.



Kitchen - 16’ x 13’ – Dream kitchen boasts: attractive laminate floors, scads of cabinets, gorgeous granite counters, walk-in pantry, and **spacious eating area** with door to spacious deck.

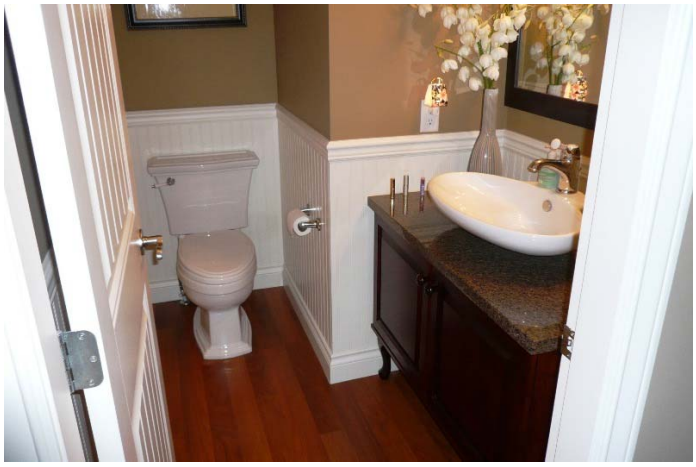


Great Room – 16.66’ x 15’ - Spacious family/great room with gorgeous laminate floors and cozy gas fireplace will facilitate your casual entertaining and family fellowship in style.





Bathroom - **2 Piece Powder Room** with laminate floors and gorgeous cabinet style vanity.



<u>Upper Level</u>: 1095 Square Feet

Master Bedroom – 16.5’ x 16.5’ - Spacious master bedroom with sitting area with nice views of Langley City, walk-in closet and gorgeous **four piece ensuite with separate shower and jetted soaker tub**.











Bedroom – 12’ x 10



Bedroom – 12’ x 10 **Bedroom – 11 x 10.5’**

Bathroom - 4 Piece



Laundry Room – 7.66’ x 3.6’ – Laundry Room located upstairs for your convenience.

Lower Level: 1129 Square Feet

Unfinished daylight basement allows you to finish it to your tastes.

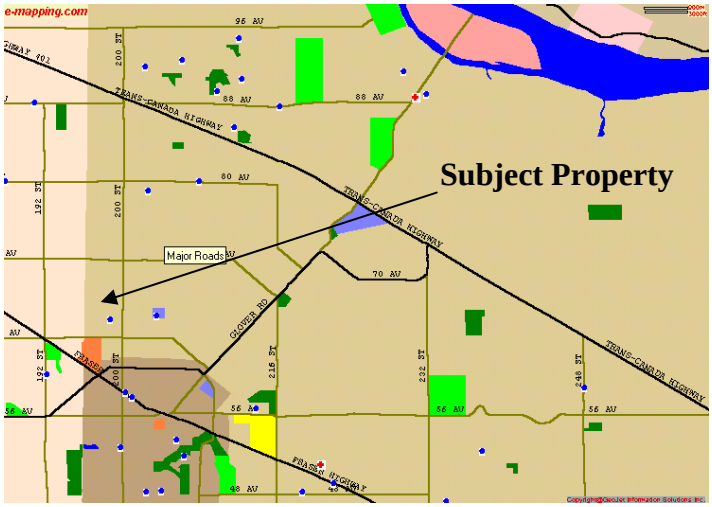
- **3353 Square Foot Home On 4996 Square Foot .Corner Lot With RV Parking Boasts: Superior Quality Finishing With Gorgeous Dark Laminate And Tile Floors; Dream Kitchen With Gorgeous Granite Counters.**
- **Entertaining Is Easy With Cozy Living Room And Spacious Dining Room With Gorgeous Laminate Floors.**
- **Dream Kitchen For The Most Serious Gourmet Boasts Gorgeous Cabinets, Granite Counters With Breakfast Bar, Walk-In Pantry And Spacious Eating Area With Door To Large Deck.**
- **Casual Entertaining And Family Fellowship Is Facilitated In The Family Room With Cozy Gas Fireplace. Two Piece Powder Room On Main With Gorgeous Furniture Style Cabinet With Sink.**
- **Four Bedrooms Up Including Spacious Master Bedroom With Sitting Area With Nice Views Of Langley City, Walk-In Closet And Gorgeous Four Piece Ensuite With Separate Shower And Jetted Soaker Tub.**
- **Unfinished Daylight Basement To Develop To Your Desires.**
- **Double Garage & Room To Park Your RV (Buyer Should Check The Municipal Restrictions Pertaining To Parking RV's To Ensure One Can Do So Here).**
- **Fantastic Home With Quality Constrction & Finishing, Gorgeous Laminate Floors, Granite Kitchen, 2" x 6" Walls, On Demand Tankless Hot Water System, 2" Custom Made Blinds & More.**

Lot: 57' x Irreg - 4996 Square Feet

- **Located On Quiet Street This Super Lot Boasts Convenient Access To All Of The Amenities In The Willowbrook Shopping Area.**

Location:

This prime Willoughby location is only minutes from Langley City and the Willowbrook mall and with excellent access to the #1 freeway (5 minutes) and to the #10 highway. This central location truly boasts city convenience and yet a quiet location in desirable family neighborhood.



19642 68a Ave Langley



21.76 0 10.88 21.8 Meters

Scale 1: 571.07

Township of LANGLEY Geosource

Printed1/10/2011

Lot dimensions, zoning

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.

19642 68a Ave Langley



21.76 0 10.88 21.8 Meters

Scale 1: 571.07

Township of LANGLEY Geosource

Printed1/10/2011

Aerial Map

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403 - RESIDENTIAL COMPACT LOT ZONE R-CL

#4113 – 18/11/02

Uses Permitted

403.1 In the R-CL Zone only the following uses are permitted and all other uses are prohibited:

(1) *accessory buildings*

(2) *accessory home occupations* subject to Section 104.3

(3) *residential uses* subject to Section 403.2.

Residential Uses

403.2 No more than one *single family dwelling* is permitted on any one *lot*.

Maximum Density

403.3 In the R-CL Zone the maximum gross *lot* density shall not:

(1) exceed 24.7 units per hectare (10 units per acre); except

(2) in the Southwest Gordon, Routley and Yorkson Neighbourhood Plan areas of Willoughby where the maximum gross density shall be in accordance with the Willoughby Community Plan.

Maximum *Lot Coverage*

403.4 *Buildings* and *structures* shall not:

(1) For *lot areas* less than 372 m^2:

(a) cover more than 55% of the *lot area*; nor

(b) exceed a maximum *building* footprint of 150 m^2 for all *buildings* and structures combined, of which 34 m^2 shall be reserved for a garage; nor

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(c) locate a primary cooking facility, living room or dining area in the dwelling in a location other than the first storey, and except for a single storey building, the majority of the bedrooms are to be located on the second storey;

(d) the *gross floor area* of the second storey shall not exceed 80% of the *gross floor area* of the first storey (including all attached and detached garages). Unless indicated otherwise in a Development Permit or approved exterior design control agreement, the 20% reduced floor area of the second storey shall be accomplished by an offset of the second storey level from the wall at the main floor level from either the front or the side walls at the main floor level or a combination thereof; and

(e) covered porches, covered verandahs, and covered sun decks shall not be included for the purposes of calculating *lot coverage*.

(2) For *lot areas* equal to or greater than 372 m^2:

(a) cover more than 40% of the *lot area* provided; nor

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(b) locate a primary cooking facility, living room or dining area in the dwelling in a location other than the first storey, and except for a single storey building, the majority of the bedrooms are to be located on the second storey;

(c) the *gross floor area* of the second storey shall not exceed 80% of the *gross floor area* of the first storey (including all attached and detached garages). Unless indicated otherwise in a Development Permit or approved exterior design control agreement, the 20% reduced floor area of the second storey shall be accomplished by an offset of the second storey level from the wall at the main floor level from either the front or the side walls at the main floor level or a combination thereof; and

(d) covered porches, covered verandahs, and covered sun decks shall not be included for the purposes of calculating *lot coverage*.

Maximum Height of Buildings and Structures

Except as provided for in Section 104.5

403.5 (1) The *height* of principal *buildings* and *structures* shall not exceed 9 metres or 2½ stories whichever is the lesser; and

(2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or 1½ stories, whichever is the lesser.

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(3) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpoline or other fabric material, are not permitted.

Subdivision Requirements

403.6 For the purposes of Section 403 the following definitions apply:

(1) front loaded compact *lots* means a *lot* to which vehicular access for parking purposes is provided from a road abutting the front yard of the *lot*.

(2) rear loaded compact *lots* means a *lot* to which vehicular access for parking purposes is provided from a lane abutting the rear yard of the *lot*.

403.7 All fee simple and bareland strata *lots* created by *subdivision* shall comply with "Subdivision and Development Control Bylaw 1994 No. 3335 Amendment Bylaw 1997 No. 3650" as amended and the following:

	Front loaded compact *lots*	Rear loaded compact *lots*
(a) Minimum *lot area*	220 m^2	220 m^2
(b) Maximum *lot area* of *lots* not fronting on a radius of a road or cul-de-sac bulb	464.5 m^2; except that 5% of the *lots* not fronting a radius of a road or cul-de-sac bulb may exceed this requirement	464.5 m^2; except that 5% of the *lots* not fronting a radius of a road or cul-de-sac bulb may exceed this requirement
(c) Minimum *lot frontage*	11 metres	8.2 metres
(d) Minimum corner *lot frontage*	13.5 metres	12.5 metres
(e) Minimum *lot depth*	18 metres	22 metres
(f) Panhandle *lots*	not permitted	not permitted

(1) The minimum *lot frontage* for compact *lots* located on the radius of a road or cul-de-sac may be reduced as follows:

(a) The minimum *lot frontage* shall not be less than 6.0 metres, as measured at the *lot* boundary immediately adjacent to a road, provided that for front loaded lots a minimum 6.0 metre by 6.0 metre parking pad is provided between the front of the garage door and back of sidewalk.

(b) Minimum principal building yard and setback requirements are met; and

(c) Minimum off-street parking requirements are met.

(2) The minimum building envelope for a front loaded compact lot shall be a 75m^2 principal building footprint; plus an additional 34m^2 reserved for a garage. An additional 34m^2 for a parking pad is to be reserved in accordance with Section 403.9 (1)(h) and (i).

(3) The minimum building envelope for a rear loaded compact lot shall be a 75m^2 principal building footprint; plus an additional 34m^2 reserved for a garage. An additional 18m^2 portion of the *lot* is to be reserved for a parking pad.

Siting of Buildings and Structures

Front Loaded Compact Lots

403.8 (1) Except as provided for in Sections 104.4 and 105.1(2), no principal *building* or *structure* shall be sited less than:

(a) 6 metres from a *front lot line*, except as follows:

i. the front face of a garage or principal *building* may be sited between 2.5 metres and 6 metres from the *front lot line*, provided that 6 metres horizontal distance is provided for parking between the front face of the garage or principal building and the back of sidewalk; and

ii. the front face of the principal *building*, excluding a garage but including porches, verandahs or stairs, may be sited between 6 metres and 2.5 metres from the front *lot* line;

(b) 4.5 metres from a *rear lot line*;

(c) 1.2 metres from a *side lot line*;

(d) 1.2 metres where a *side lot line* abuts a flanking limited or local road, except that the front face of the garage or principal *building* may be sited between 2.5 metres and 6 metres from the *side lot line* to provide a minimum 6 metre horizontal distance for parking between the front face of the garage or principal *building* and the back of sidewalk (subject to Section 403.8(3)); and

(e) 2.4 metres where a *side lot line* abuts a flanking arterial or collector road (subject to Section 403.8(3));

(2) *Accessory buildings* and *structures* shall not be sited less than:

(a) 7.5 metres from a *front lot line*;
(b) .6 metres from a *rear lot line*
(c) .6 metres from a *side lot line*
(d) 1.2 metres where the *side lot line* abuts a flanking limited local or local road (subject to Section 403.8(3)); and
(e) 2.4 metres where the *side lot line* abuts a flanking arterial or collector road (subject to Section 403.8(3));

(3) Notwithstanding 403.8 (1) and (2), on a corner *lot*, no part of any *building structure* or fence greater than 1 metre in height, where height is measured at the intersection of the centre lines of the roads and / or lanes, shall project into the triangular area created by a line joining two points:

(a) 6 metres from the projected *lot* lines abutting a limited local or local road and / or lane intersections; or
(b) 7.5 metres from the projected *lot* lines abutting arterial and / or collector road intersections.

Rear Loaded Compact Lots

403.8 (4) Except as provided for in Sections 104.4 and 105.1(2), no principal *building* or *structure* shall be sited less than:

(a) 2.5 metres from a *front lot line*, where a *lot* fronts a limited local or local road or a greenway or public park;
(b) 5 metres from a *front lot line*, where a lot fronts an arterial or collector road;
(c) 7.5 metres from a *rear lot line*;
(d) 1.2 metres from a *side lot line*;
(e) 1.2 metres where the *side lot line* abuts a flanking limited local or local road (Subject to Section 403.8 (6)); and
(f) 2.4 metres where a *side lot line* abuts a flanking arterial or collector road (Subject to Section 403.8 (6));

(5) *Accessory buildings* and *structures* shall not be sited less than:

(a) 7.5 metres from a *front lot line*;
(b) .6 metres from a *rear lot line*
(c) 0 metres from a *side lot line*
(d) 1.2 metres where the *side lot line* abuts a flanking limited local or local road (subject to Section 403.8(6)); and
(e) 3 metres where the *side lot line* abuts a flanking arterial or collector road (subject to Section 403.8(6));

(6) Notwithstanding 403.8 (4) and (5), on a corner *lot*, no part of any *building structure* or fence greater than 1 metre in height, where height is measured at the intersection of the centre lines of the roads and / or lanes, shall project into the triangular area created by a line joining two points:

(a) 6 metres from the projected *lot* lines abutting a limited local or local road and / or lane intersections; or
(b) 7.5 metres from the projected *lot* lines abutting arterial and / or collector road intersections.

Parking and Loading

Parking and loading shall be provided in accordance with Section 107 except as follows:

403.9 (1) Front Loaded Compact *Lots* shall provide parking as follows:

(a) a minimum of four (4) parking spaces shall be provided per *lot*;
(b) a minimum of two (2) of the four (4) parking spaces shall be located in a fully enclosed garage accommodating side by side parking;
(c) notwithstanding any other provision of this Bylaw the minimum clear interior width of a garage shall be 5.5 metres;
(d) no carports are permitted;
(e) no tandem parking within a garage is permitted;
(f) two (2) of the four (4) parking spaces shall be provided in a driveway located:

i. in that portion of the front yard in front of the garage; or

ii. in front of a garage located in a sideyard of a flanking limited local or local road in accordance with all other provisions of this Section;

(g) road rights-of-way may be utilized to accommodate parking spaces in front of a garage provided that parked vehicles do not encroach or interfere with sidewalks;
(h) the minimum distance between the back of sidewalk to the front of the garage door shall be 6 metres;
(i) the minimum width of a driveway, except on the bulb of a cul-de-sac shall be 6 metres. On lots that front a bulb of a cul-de-sac the width of the driveway shall be 6 metres on that portion of the driveway required to satisfy parking requirements; and
(j) driveway locations shall be co-ordinated to maximize on-street parking and street tree siting in accordance with "Subdivision and Development Control Bylaw 1994 No. 3335 as amended".

(2) Rear Loaded Compact *Lots* shall provide parking as follows:

(a) a minimum of three (3) parking spaces shall be provided per *lot*;
(b) a minimum of two (2) of the three (3) required parking spaces shall be provided within a fully enclosed garage;
(c) the fully enclosed garage may be constructed as a freestanding *accessory building* or attached to the principal *building* and shall provide for a minimum clear interior width of 5.5 metres;
(d) the remaining required parking spaces shall be located in a fully enclosed garage or on a parking pad. The parking pad for each required parking space shall be a minimum of 18 m^2 in size in addition to the minimum 34 m^2 required for a garage and shall be accessed from the rear lane;
(e) no tandem parking within a garage is permitted;
(f) carports are only permitted when provided in addition to the two (2) parking spaces to be provided within a fully enclosed garage;
(g) all parking spaces shall be located in the rear yard with access from a lane; and
(h) no parking spaces shall directly access a road other than a lane.

Landscaping, Screening and Fencing

403.10 Landscaping areas, landscaping screens and fencing shall comply with the provisions of a Development Permit or approved Exterior Design Control Agreement.

Exterior Design Control

403.11 Compact *lot* developments shall be implemented by an Exterior Design Control Agreement securing high quality, consistent, and compatible building design and site development standards. An Exterior Design Control Agreement, to be implemented at the time of subdivision, shall be secured as a condition of rezoning, and, where the lands are located in a mandatory development permit area, as a condition of a Development Permit.

Residential Off-Street Parking

107.6 (1) deleted by #4567 07/05/07
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(2) An off-street parking area accessory to a *residential use* in an "RU", "SR", "R", "MH-1" or RM zone shall not be used for the parking or storage of *discarded material* or *wrecked vehicles* unless completely enclosed within a *building*.

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(3) In an “R” zone, recreational *vehicles* (including motor homes, travel and tent trailers, campers, boats and associated trailers) may only be parked in a rear yard or that portion of a side yard located behind the front yard setback of a residence.

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(4) In an “R” zone, no more than 4 vehicles may be permitted to park on any one *lot.*

Design of Loading Spaces

107.7 An off-street loading area shall have dimensions of not less than 3 metres in width, 9.25 metres in length and 4.25 metres in *height.*

Required Off-Street Loading Facilities

107.8 Commercial and Industrial *uses* and *commercial greenhouses* shall provide one
#2845 off-street loading space for every *building* having a *gross floor area* of 500 m^2 or
25/06/90 greater.