For Multi-Picture Tour Go To:

www.mitten-realty-services.com



6265 236a Street, Langley **$980,000.00**

EXECUTIVE COUNTRY ESTATE

4510 Square Foot Traditional Plan With Two Stories + Basement

Parklike 0.97 Acres – 33’ x 30’ Shop

Spacious and gracious, meticulously maintained, custom built executive home designed for family and entertaining boasts gorgeous curb appeal, tasteful décor, spacious open plan, and quality finishing. 4510 square foot, two storey plus basement traditional plan home with triple garage and 33' x 30' deluxe shop on picturesque 0.97 acre on quiet no through street with similar quality homes must be seen to appreciate the ambiance and lifestyle it affords. This fantastic home is loaded with features. Dramatic two storey entry hall with gorgeous hardwood floors and curved oak staircase welcomes you to this fine home. Formal living room and dining room with gas fireplace and gorgeous hardwood floors will facilitate your formal entertaining. Gourmet kitchen with scads of attractive cabinets, island with eating bar and vegetable sink, built-in appliances, tile floors, telephone desk and spacious eating area with patio door to large deck with barbecue box. Spacious family room adjoining the kitchen boasts gas fireplace and will facilitate your casual entertaining and family fellowship. Main floor den for your home office or computer needs. Three spacious bedrooms up including huge master with private balcony and five piece ensuite with separate shower and jetted soaker tub. Finished basement with bathroom, bedroom [with rough in ensuite], recreation room and family room with fireplace. Lightweight concrete floors with 8 zone in-floor radiant hot water heating system combined with air circulation system ensures your comfort.

Doug Mitten & Len Tetarenko

Prudential | Power Play Realty

604-533-3231

<u>Main Floor</u>: 1666 Square Feet

Foyer - 11' x 11' – Dramatic two storey foyer with gorgeous hardwood floors and spectacular curved stairway welcomes you to this fine home



Living Room – 15'8' x 15' - Formal entertaining is facilitated in the sunken living room with vaulted ceilings, gorgeous hardwood floors, attractive moldings and cozy gas fireplace.





Dining Room – 15.66' x 10.66' - Spacious dining room with gorgeous hardwood floors, hutch alcove, door to large rear deck and attractive wainscoting will facilitate your more formal dinner parties and special dining occasions.



Kitchen - 19’ x 15’ - Gorgeous island kitchen with scads of cabinets with granite counters, eating bar, telephone desk, vegetable sink, tile floors and built-in appliances including Jennair countertop range, double ovens and dishwasher.









Eating Area – 11’ x 9. 66’ - Spacious eating area with door to spacious rear deck with barbecue box.





Family Room – 17’ x 12.66’ - Spacious family room with cozy fireplace will facilitate your casual entertaining and family fellowship in style.





Den – 12.5’ x 9.5’ - Main floor den with attractive French door facilitates your home office or computer needs.



Laundry Room – 12’ x 9.25’ - Spacious laundry room with ample cabinets and countertops, laundry tub and attractive wainscoting.



Bathroom - 2 Piece Powder Room



<u>Upper Level</u>: 1178 Square Feet

Master Bedroom - 23' x 12.75' - Spacious master pampers you with walk-in closet, private balcony and gorgeous **5 piece ensuite** with twin sinks and separate jetted soaker tub and shower.









Bedroom – 16’ x 10’



Bedroom – 15.66’ x 10.8’



Main Bathroom - 4 Piece



<u>Lower Level</u>: 1666 Square Feet

Recreation Room - 30’ x 14.5’ – Spacious recreation room with bar counter with fridge and outside entrance facilitates family fun and fellowship.



Family Room – 17’ x 14’ – Spacious family room with cozy gas stove.





Hobby Room – 10.66’ x 9.66’ - With door to covered patio



Bedroom – 11.66’ x 10’ - With rough in bathroom



Bathroom - 4 Piece



Features Of This Fine Home…

- **Spacious And Gracious, Meticulously Maintained, Custom Built Executive Home Designed For Family And Entertaining Boasts Gorgeous Curb Appeal, Tasteful Décor, Spacious Open Plan, And Quality Finishing.**
- **Custom Built 4510 Square Foot, Two Storey Plus Basement Traditional Plan Home With Triple Garage And 33' X 30' Deluxe Shop On Picturesque 0.97 Acre On Quiet No Through Street With Similar Quality Homes Must Be Seen To Appreciate The Ambiance And Lifestyle It Affords.**
- **Dramatic Two Storey Entry Hall With Gorgeous Hardwood Floors And Curved Oak Staircase Welcomes You To This Fine Home.**
- **Formal Living Room And Dining Room With Gas Fireplace And Gorgeous Hardwood Floors Will Facilitate Your Formal Entertaining.**
- **Gourmet Kitchen With Scads Of Attractive Cabinets, Island With Eating Bar And Vegetable Sink, Built-In Appliances, Tile Floors, Telephone Desk And Spacious Eating Area With Patio Door To Large Deck With Barbecue Box.**
- **Spacious Family Room Adjoining The Kitchen Boasts Gas Fireplace And Will Facilitate Your Casual Entertaining And Family Fellowship.**
- **Main Floor Den For Your Home Office Or Computer Needs.**
- **Three Spacious Bedrooms Up Including Huge Master With Private Balcony And Five Piece Ensuite With Separate Shower And Jetted Soaker Tub.**
- **Finished Basement With Bathroom, Bedroom [With Rough In Ensuite], Recreation Room And Family Room With Fireplace.**
- **2” x 6” Construction.**
- **Light Weight Concreted Floors With 8 Zone Radiant Hot Water Heating System On All 3 Floors.**
- **Air Circulation System.**
- **Home Run Hot Water System.**
- **Concrete Shelter Under Garage For Lawn Mower & Miscellaneous Storage.**
- **33’ x 30’ Deluxe Shop Designed To Accommodate An RV.**



- ✯ **RV Hook-Up To Septic.**
- ✯ **Rough In Electrical In Rear Yard For Swimming Pool.**

Lot: 164.96’ x 265’ – 0.97 Acres

- ✯ **Private 0.97 Acre Executive Estate, Not In The Agricultural Land Reserve, At The End Of A Quiet Cul-De-Sac & Backing Onto The Salmon River Provides A Gorgeous Private Setting For You To Enjoy This Quiet Country Lifestyle.**
- ✯ **Fruit Trees & Fenced Off Area For A Vegetable Garden**



Location:

This prime Langley location is close enough to Langley City and the Willowbrook mall for your convenience but far enough away that you still enjoy the quiet and relaxing rural lifestyle. Excellent access to the #1 freeway (3 minutes) makes for an easy commute. For those who want to hit the links Langley boasts a number of excellent golf courses within 10 minutes of this fine property. You have it all in this desirable and prestigious neighborhood boasting central location with both city convenience and country quiet.

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.
An independently owned and operated broker member of The Prudential Real Estate Affiliates, Inc. A subsidiary of
The Prudential Insurance Company of America, owner of the trademarks. Used under license.