For Multi-Picture Tour Go To:

www.mitten-realty-services.com



23887 62 Avenue, Langley **$869,800.00**

Executive Home On 0.92 Acres On Dream Street

3154 square foot extensively updated executive home on picturesque 0.92 ac estate on one of nicest street in Langley. Traditional plan boasts gorgeous hardwood floors, granite counters and tasteful décor. Gorgeous maple kitchen with granite counters and eating area. Entertaining is easy in the spacious living room with cozy fireplace and gorgeous hardwood floors. Spacious dining room facilitates more formal dining and special occasions. Family room and games room for casual entertaining. Upper level with four bedrooms including master bedroom with walk in closet and three piece bath. Loft area over garage has a den for your home office and computer needs as well as a hobby room. Absolutely gorgeous home on an absolutely gorgeous property on a quiet desirable street makes this spectacular home an absolute must see

Doug or Bonnie Mitten

Prudential | Power Play Realty

(604) 533-3231

<u>Main Level</u>: 1654 Square Feet

Entrance Hall – 13.33’ x 6.5’ - Attractive entrance hall with hardwood floors allows you to greet your guests out of the weather.



Living Room - 16’ x 13.33’ – Entertaining is easy in the spacious living room with cozy fireplace and gorgeous hardwood floors.





Dining Room – 11.58’ x 10.91’ - Spacious dining room will facilitate your largest dinner parties for family dinners and special occasions.



Kitchen - 17’ x 11.58’ - Gorgeous kitchen with scads of gorgeous maple cabinets, granite counters, dishwasher, and eating area.







Family Room – 16.91’ x 12.43’ – Spacious family room with cozy fireplace and hardwood floor.





Games Room – 21.66’ x 19.58’ – Games room with will facilitate your family fun and fellowship.





Laundry - 14’ x 7.25’

Bathroom - 3 Piece



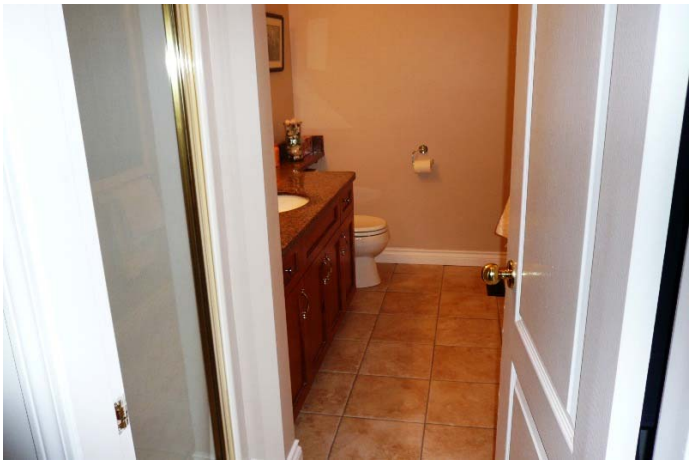




<u>Upper Level</u>: 1500 Square Feet

Master Bedroom – 15’ x 11.83’ – Spacious master with walk-in closet and **three piece ensuite**.





Bedroom – 10.43’ x 9.91’



Bedroom – 10.91’ x 10’



Bedroom – 11.58’ x 9’

Bathroom - **5 Piece** with twin sinks and separate room with toilet and tub.





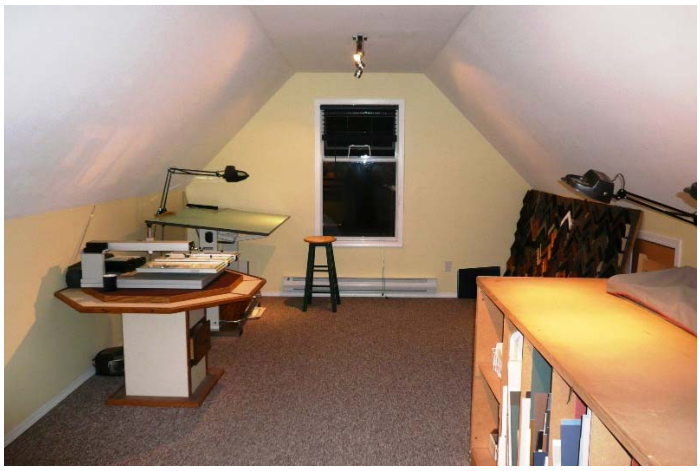


Loft Area:

Den – 16.33’ x 12.25’



Hobby Room – 23.43’ x 12.25



- ★ **3154 Square Foot Extensively Four Bedroom Updated Executive Home On Picturesque 0.92 Ac Estate On One Of Nicest Street In Langley.**
- ★ **Traditional Plan Boasts Gorgeous Hardwood Floors, Gorgeous Maple Kitchen With Granite Counters And Eating Area.**
- ★ **Formal Entertaining Is Facilitated In The Dining Room And Spacious Living Room With Cozy Fireplace And Gorgeous Hardwood Floors.**
- ★ **Family Room And Games Room For Casual Entertaining.**
- ★ **Upper Level Boasts Four Bedrooms Including Master With Walk-In Closet And Three Piece Ensuite.**
- ★ **Den Over Garage Facilitates Your Home Office And Computer Needs.**
- ★ **Hobby Room Acts As A Room For Your Hobbies Or Could Double As A Games Room**
- ★ **Double Garage.**
- ★ **Absolutely Gorgeous Home On An Absolutely Gorgeous Property On A Quiet Desirable Street Makes This Spectacular Home An Absolute Must See.**

Lot: 221.54’ x 197.17’ – 0.92 Acres

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

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.
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23887 62 Ave



18.54 0 9.27 18.5 Meters

Scale 1: 486.67

Township of LANGLEY Geosource

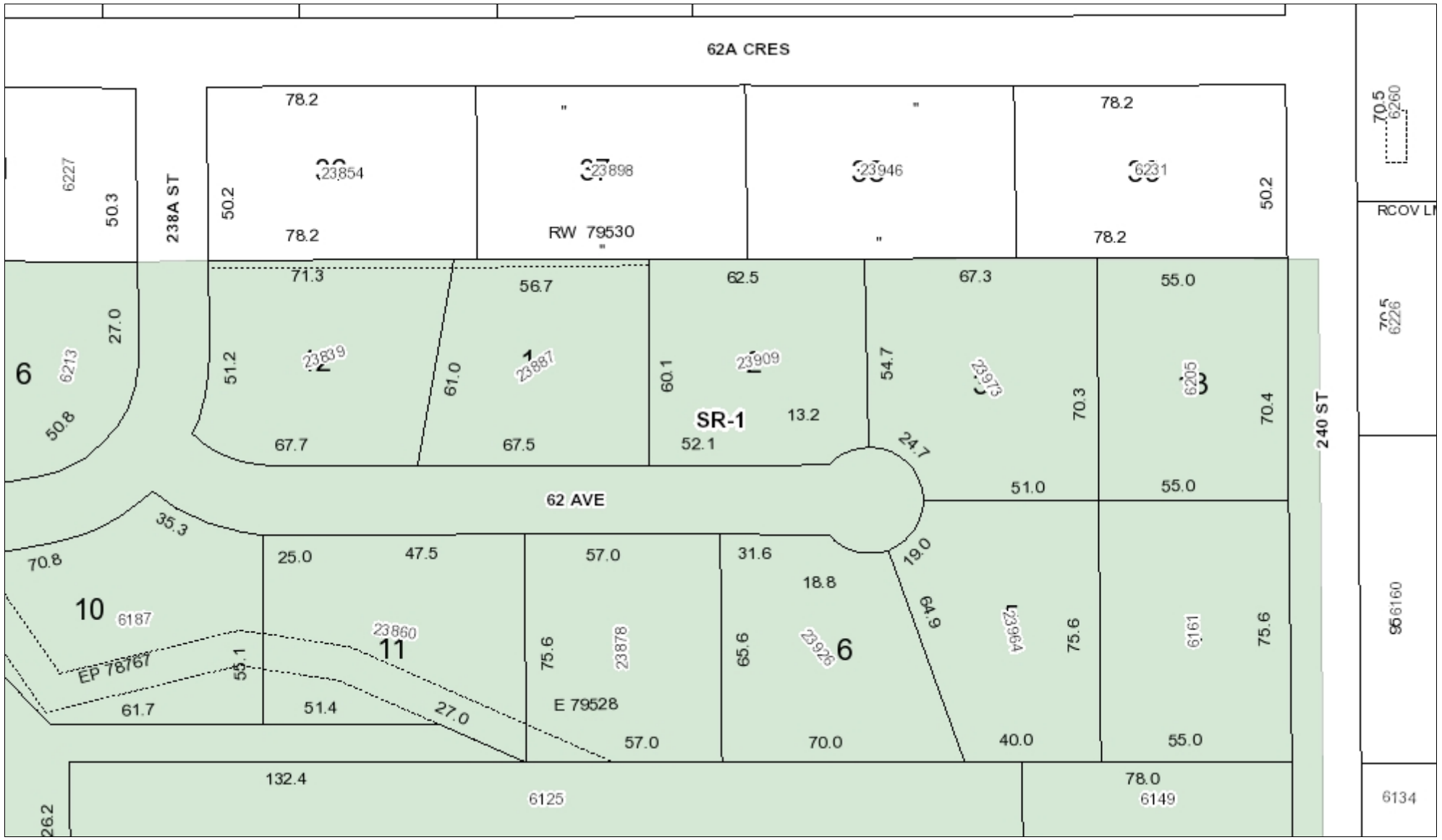
Printed 9/8/2011

aerial map

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.



23887 62 Ave



60.30 0 30.15 60.3 Meters

Scale 1: 1,582.64

Township of LANGLEY Geosource

Printed 9/8/2011

Dimension, zoning, easement, alr map

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.

Prudential

POWER PLAY REALTY

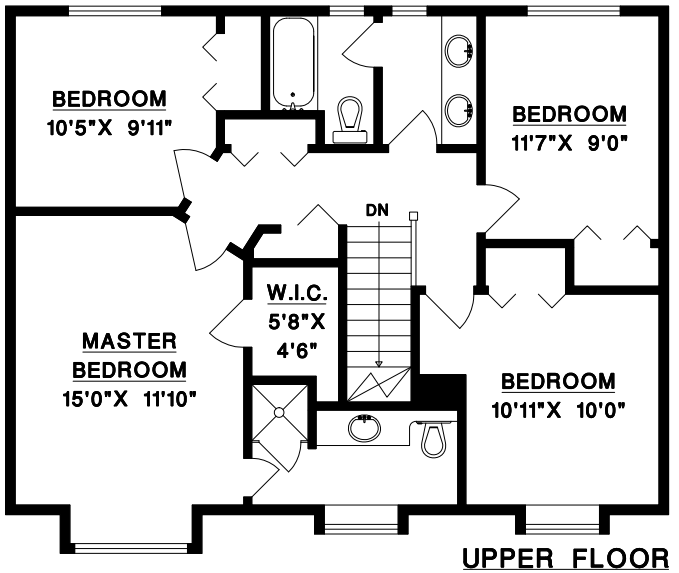
DOUG & BONNIE MITTEN

BUS: 604-290-5480

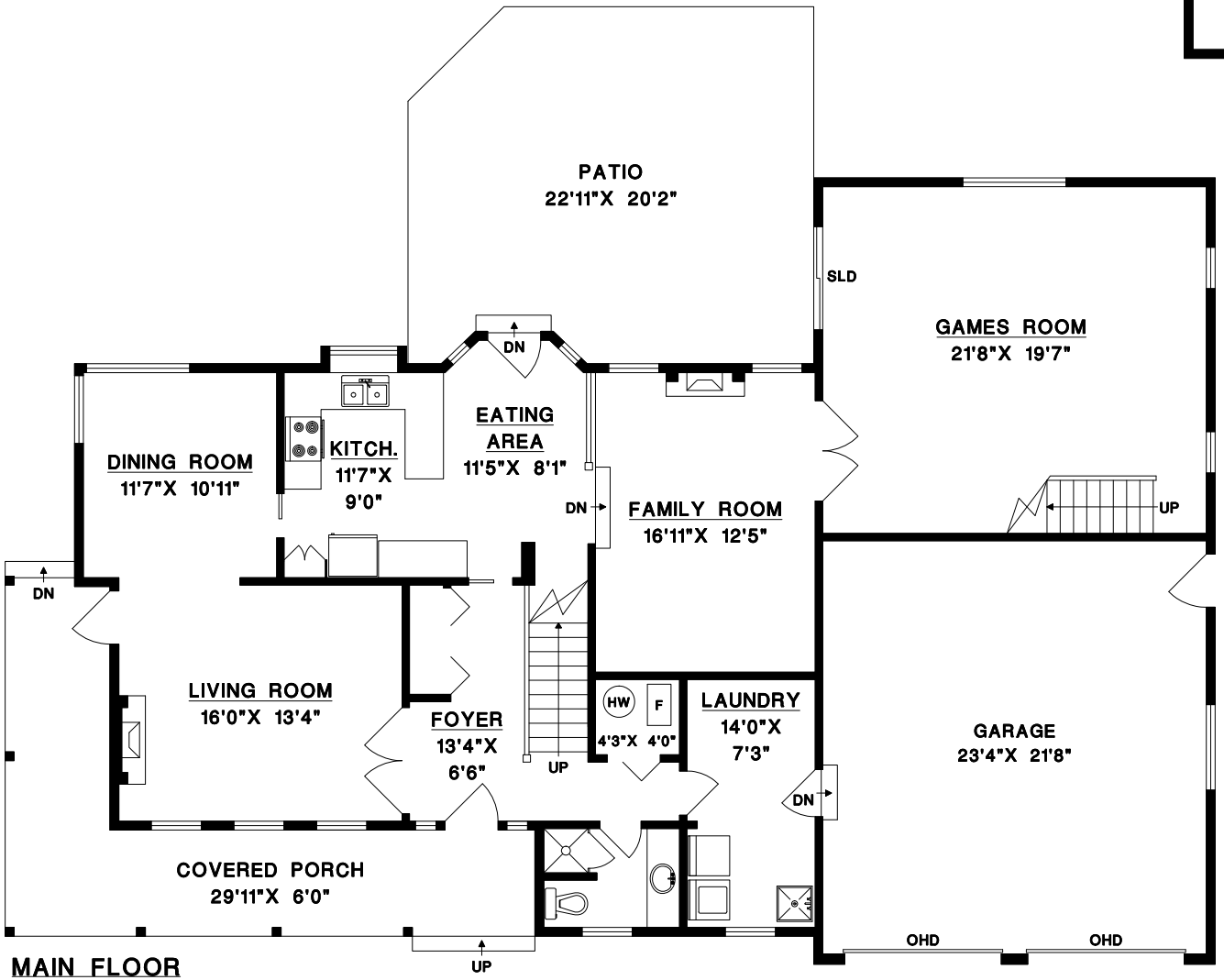
23887 62ND AVENUE, LANGLEY, B.C.

* LOFT	581	SQ.FT.
UPPER FLOOR	919	SQ.FT.
MAIN FLOOR	1654	SQ.FT.
FINISHED AREA	3154	SQ.FT.
GARAGE	531	SQ.FT.
PATIO	436	SQ.FT.
PORCH	263	SQ.FT.

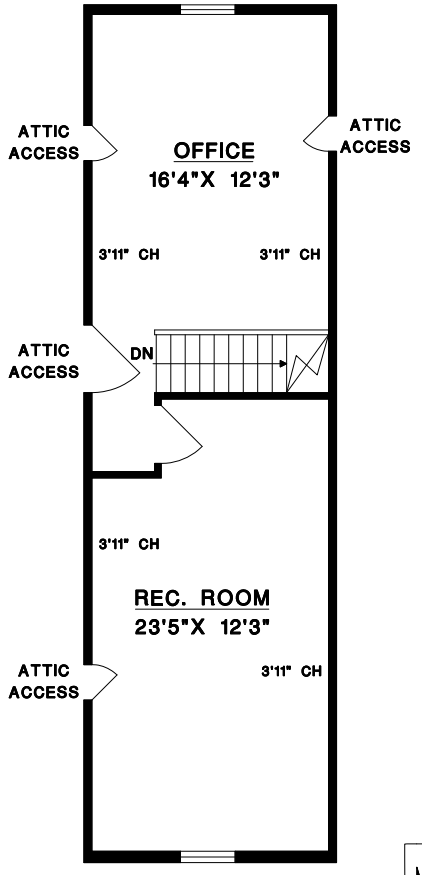
* Includes limited ceiling heights.



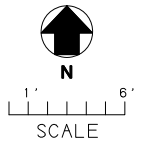
UPPER FLOOR



MAIN FLOOR



LOFT



MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285

DRAWN: SEPTEMBER 2011

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

Prudential Power Play Realty

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Date of disclosure: September 8, 2011

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 23887 62 Ave Langley V2Y 1M2 **(the "Premises")**

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?				
C. Is there a survey certificate available?				
D. Are you aware of any current or pending local improvement levies/charges?				
E. Have you received any other notice or claim affecting the Premises from any person or public body?				
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ☐ Community ☐ Private ☐ Well ☑ Not Connected ☐ Other				
B. Are you aware of any problems with the water system?				
C. Are records available regarding the quantity and quality of the water available?				
D. Indicate the sanitary sewer system the Premises are connected to: Municipal ☐ Community ☐ Septic ☑ Lagoon ☐ Not Connected ☐ Other				
E. Are you aware of any problems with the sanitary sewer system?				
F. Are there any current service contracts; (i.e., septic removal or maintenance)?				
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				
F. Are you aware of any infestation or unrepaired damage by insects or rodents?				
G. Are you aware of any structural problems with any of the buildings?				
H. Are you aware of any additions or alterations made in the last sixty days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?				

INITIALS

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ADDRESS/BARE-LAND STRATA LOT #: 23887 62 Ave Langley V2Y 1M2

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the *Homeowner Protection Act,* with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____				
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?				
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?				

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

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ADDRESS/BARE-LAND STRATA LOT #: 23887 62 Ave Langley V2Y 1M2

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S) **SELLER(S)**

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S) **BUYER(S)**

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

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FRASER VALLEY REAL ESTATE BOARD
LAND TITLE
SEARCH RESULT

FROM: Fraser Valley Real Estate Board
15463 104th Avenue
Surrey, British Columbia
V3T 4W4

Telephone: (604) 930-7600
Facsimile: (604) 588-0325

Requested by: MLS Department

Transmitted on: Friday, September 23, 2011

Page Count: 3 (including this page)

Transaction: 29584-0011

Search Date: 2011-09-23 11:26:53

Your Reference: Douglas Mitten

MLS: F1123800

Prudential Power Play Realty

(O): 604-533-3231, (F): 604-533-7288

Route: E090

Search Details

Sub-area: 22

Property Type: RED

PID: 012-305-782

Property Owner:

Civic Address: 23887 62ND AV, MUNICIPALITY OF LANGLEY

Legal Description: PL 79529 LT 1 LD 36 SEC 9 TWP 11

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BP117930
FROM TITLE NO: BE47974

APPLICATION FOR REGISTRATION RECEIVED ON: 24 MAY, 2000
ENTERED: 26 MAY, 2000

REGISTERED OWNER IN FEE SIMPLE:

Owner's names are not revealed in this brochure.

23887 - 62ND AVENUE,
LANGLEY, BC
V3A 6H4
AS JOINT TENANTS

TAXATION AUTHORITY:
MUNICIPALITY OF LANGLEY

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 012-305-782
LOT 1 SECTION 9 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 79529

LEGAL NOTATIONS:

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 26 DEPOSITED JULY 30TH, 1974.

HERETO IS ANNEXED EASEMENT AB219055 OVER PART (PLAN 79530) OF LOT 12 PLAN 78765

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

EASEMENT
AB223765 1988-10-20 10:51
REMARKS: PLAN 79530 APPURTENANT TO LOT 12 PLAN 79529
(SEE AB219055)

UNDERSURFACE RIGHTS
AC272193 1989-10-26 13:51
REGISTERED OWNER OF CHARGE:
JACOB GEORGE NEUFELD
ANNA NEUFELD

'IN TRUST' (SEE AB74409)
AC272193
REMARKS: (SEE AC263429)

Financial charges will not be revealed

'CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A.'

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***
*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 012-305-782

SHORT LEGAL DESCRIPTION:S/79529/////1
MARG:
TAXATION AUTHORITY:
1 MUNICIPALITY OF LANGLEY

FULL LEGAL DESCRIPTION: CURRENT
LOT 1 SECTION 9 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 79529

MISCELLANEOUS NOTES:

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1