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#56 – 9012 Walnut Grove Drive, Langley

\$418,800.00

The Good Life Just Keeps Getting Better...

**Enjoy The Ultimate In One Level Living In This 1661 Sq. Ft. Rancher With Loft
Luxury Adult Oriented Living In The Secure Gated Community Of Queen Anne Green
Country Club Atmosphere Prevails In The Deluxe Recreation Facilities**

THE GOOD LIFE JUST KEEPS GETTING BETTER! Rancher with loft boasts all of the benefits of one level living plus the convenience of the third bedroom up. Spacious open plan with vaulted ceilings, and tasteful decor. Foyer with easy care tile floor welcomes you to this fine home. Spacious living room and dining room with cozy gas fireplace and dramatic vaulted ceiling. Gorgeous kit with scads of cabinets eating area. Family room, adjoining the kitchen with patio door to very private south facing patio. Spectacular master bedroom with walk-in closet and gorgeous five piece ensuite. Second bedroom [separated from mbdm] boasts adjoining three piece bath. Third bedroom in loft.. Double garage is added bonus.

Country club atmosphere prevails at the recreation center with fireside social lounge with kitchen, exercise room, change rooms, workshop, library and sun drenched patio with pool and covered hot tub.

Imagine, the freedom to spend weekends and evenings pursuing the interests you desire without the burdens of maintaining a single family home and yard. You'll discover that the good life gets even better as professional maintenance frees you from outside chores and the gated community provides the security to allow you to travel in the knowledge that your home is safe and secure in your absence. Enjoy the benefits living in this meticulously kept, quality home in desirable adult oriented gated community of "*Queen Anne Green*".

Doug or Bonnie Mitten



Prudential

Power Play
Realty

604-533-3231

Features Of This Home...

Main Level: 1516 Square Feet

Foyer - 7' x 4' - Foyer with easy care tile floor welcomes you to this fine home.



Living Room - 16' x 12' – Entertaining is easy in the living room boasts vaulted ceiling and cozy gas fireplace.



Dining Room - 17' x 8' - Facilitates your more formal dinner gatherings.



Kitchen - 9' x 8' - Gorgeous kitchen with gorgeous pearlized oak cabinets.



Eating Area - 8' x 7' – Facilitates family meals

Family Room - 13' x 10' – Attractively decorated family room with vaulted ceiling and sliding door to private south facing patio.



Master Bedroom - 17' x 11.58' - Spacious main floor master suite with walk-in closet and gorgeous 5 piece ensuite with double sinks, shower and tub.



Ensuite Bathroom – 5 Piece

Bedroom – 10.58' x 10.16'



Bathroom - 3 Piece

Upper Level: 145 Square Feet

Bedroom – 12.58' x 10.58'

- ★ **The Good Life Just Keeps Getting Better! Rancher With Loft Boasts All Of The Benefits Of One Level Living Plus The Convenience Of The Third Bedroom Up.**
- ★ **Spacious Open Plan With Vaulted Ceilings, And Tasteful Decor.**
- ★ **Foyer With Easy Care Tile Floor Welcomes You To This Fine Home.**
- ★ **Spacious Living Room And Dining Room With Cozy Gas Fireplace And Dramatic Vaulted Ceiling.**
- ★ **Gorgeous Kit With Scads Of Cabinets Eating Area.**
- ★ **Family Room, Adjoining The Kitchen With Patio Door To Very Private South Facing Patio.**
- ★ **Spectacular Master Bedroom With Walk-In Closet And Gorgeous Five Piece Ensuite.**
- ★ **Second Bedroom [Separated From Mbdm] Boasts Adjoining Three Piece Bath.**
- ★ **Third Bedroom In Loft.**
- ★ **Double Garage Is Added Bonus.**
- ★ **Annual Taxes: \$2,574.21**
- ★ **Strata Fees: \$273.19**

Features Of Queen Anne Green:

- ★ **Imagine, The Freedom To Spend Weekends And Evenings Pursuing The Interests You Desire Without The Burdens Of Maintaining A Single Family Home And Yard. You'll Discover That The Good Life Gets Even Better As Professional Maintenance Frees You From Outside Chores And The Gated Community Provides The Security To Allow You To Travel In The Knowledge That Your Home Is Safe And Secure In Your Absence. Enjoy The Benefits Living In This Meticulously Kept, Quality Home In Desirable Adult Oriented Gated Community Of "Queen Anne Green".**



- ★ **Wide Attractive Streetscapes & Boulevards With Open Spaces Between Residences & Of Course The Attractive Well Kept Landscaping.**
- ★ **Conveniently Located Close To All Of The Amenities In Walnut Grove.**
- ★ **Country Club Atmosphere Prevails At The Recreation Center With Fireside Social Lounge With Kitchen, Exercise Room, Change Rooms, Workshop, Library And Sun Drenched Patio With Pool And Covered Hot Tub.**

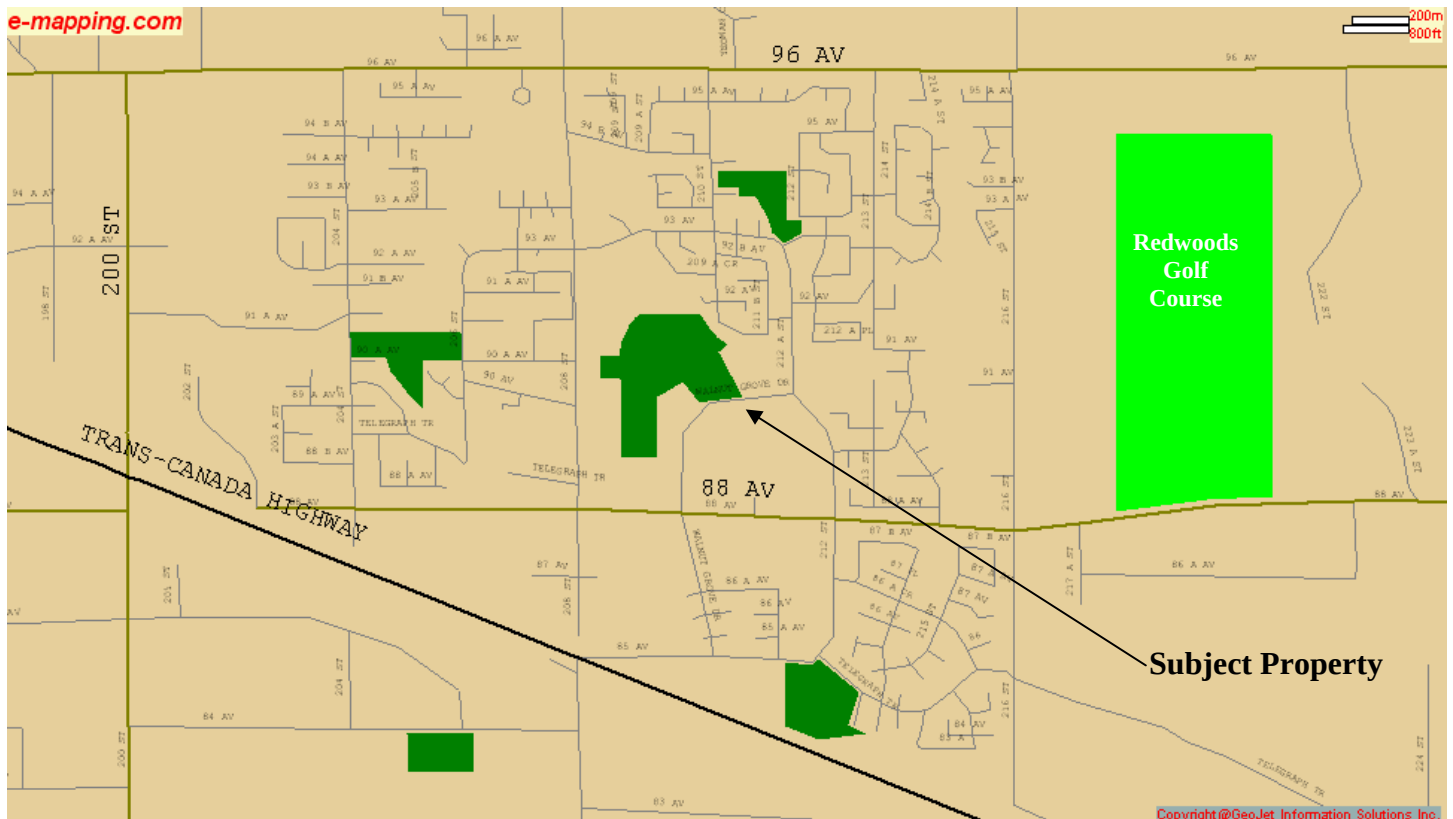






Location:

Langley's desirable Walnut Grove area boasts excellent freeway access and park and ride services available only a few minutes from this property offers excellent access to Vancouver for those who commute to town or enjoy the city. Walnut Grove offers the convenience of shopping with local malls for day to day convenience including: grocery shopping at Save-On or IGA; banking facilities; video stores; drug stores; a variety of restaurants and coffee shops (there's even a MacDonalds); flower shops; professional services; photography studios and much more. Regional shopping can be enjoyed at the Willowbrook Regional Shopping Center or the Guildford Regional Shopping Center both within 10 minutes of Walnut Grove. The Colossus 18 theater complex is just minutes away and the pool and ice rink provide additional recreation facilities. For the golf enthusiast Langley offers abundant opportunities for you to hit the links. The integrated trails system throughout Walnut Grove provides ample opportunity for walking or biking throughout the area.



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