



7-21858 47B AVENUE

4 BED | 4 BATH | 2597 SQ. FT.

Family sized living in a modern complex in Murrayville! At 2597sf, this 4 bedroom, 4 bath home is all the space you are looking for. Main floor boasts a large, open-floor plan living/kitchen/dining room with vaulted ceilings and ample light through the many windows. Kitchen features include a quartz countertop, gas stove and pantry. Upstairs offers a spacious master suite (also with vaulted ceiling), 2 large bedrooms and an open den. Basement provides another bedroom with its own bathroom, large family room and ample storage. Full size, 2 car garage is attached for easy convenience.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

James Hill Elementary

Middle School

H. D. Stafford Middle

Secondary

Langley Secondary

WALK SCORE: 69

BIKE SCORE: 68

TRANSIT SCORE: 36

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

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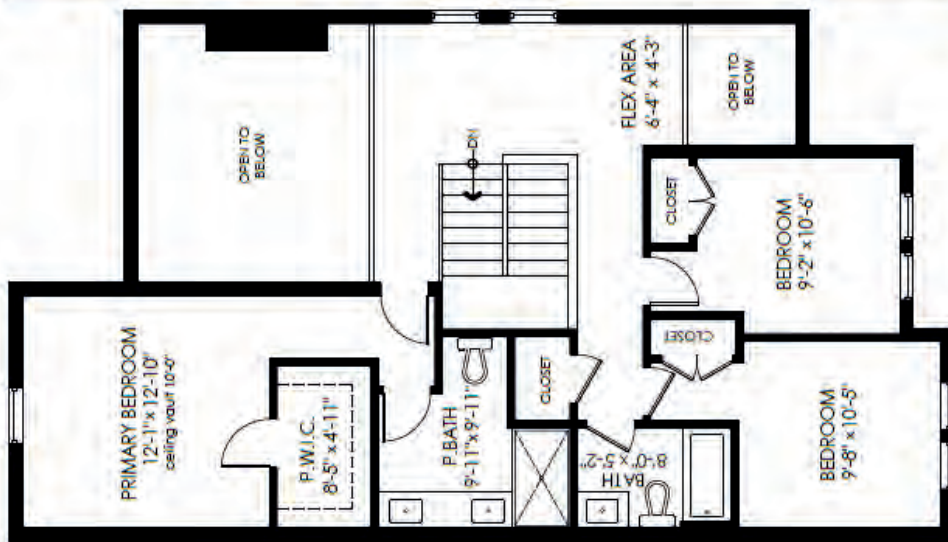
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View additional photos & 3D tour at www.KeithRoy.com



Main Floor:	813 sq.ft.
Upper Floor:	971 sq.ft.
Lower Floor:	813 sq.ft.
Total Livable:	2,597 sq.ft.
Garage:	434 sq.ft.
Grand Total:	3,031 sq.ft.
Deck:	136 sq.ft.
Open To Below:	224 sq.ft.



MEASURED ON: (2024-04-21)
E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

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Presented by:
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Active
R2878716
Board: F
Townhouse

7 21858 47B AVENUE
Langley
Murrayville
V3A 0L3

Residential Attached
\$1,299,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,299,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2020**
Frontage(feet): Bathrooms: **4** Age: **4**
Frontage(metres): Full Baths: **3** Zoning: **CD**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$5,232.47**
Sq. Footage: **0.00** P.I.D.: **031-054-978** For Tax Year: **2023**
Flood Plain: View: **No :** Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**
Complex / Subdiv: **REUNION**
First Nation
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile**

Renovations: Reno. Year:
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Gas - Natural** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Legal: **STRATA LOT 13, PLAN EPS6513, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, In Suite Laundry**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 813	Units in Development: 54	Tot Units in Strata: 54 Locker:
Finished Floor (Above): 971	Exposure:	Stores in Building: 2
Finished Floor (AbvMain2): 813	Mgmt. Co's Name: Associa	Mgmt. Co's #: 604-591-6060
Finished Floor (Below): 0	Maint Fee: \$447.62	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management	
Finished Floor (Total): 2,597 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	
Unfinished Floor: 0	Restricted Age:	# of Pets: 2 Cats: Yes Dogs: Yes
Grand Total: 2,597 sq. ft.	# or % of Rentals Allowed:	
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No	
Basement: Fully Finished	Short Term Lse-Details:	
Crawl/Bsmt. Ht: # of Levels: 3		
# of Kitchens: 1 # of Rooms: 13		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'3 x 5'11	Above	Bedroom	9'2 x 10'6	1	Main	2	No
Main	Living Room	13'11 x 15'6	Above	Bedroom	9'8 x 10'5	2	Above	4	No
Main	Dining Room	12'1 x 8'11	Below	Recreation Room	14'6 x 14'10	3	Above	4	Yes
Main	Kitchen	12'7 x 8'10	Below	Bedroom	11'6 x 11'2	4	Below	4	No
Main	Laundry	9'11 x 5'11	Below	Storage	10'8 x 5'2	5			
Above	Flex Room	6'4 x 4'3			x	6			
Above	Primary Bedroom	12'1 x 12'10			x	7			
Above	Walk-In Closet	8'5 x 4'11			x	8			

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