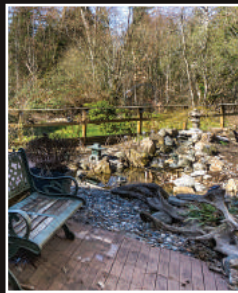


20855
978 Avenue



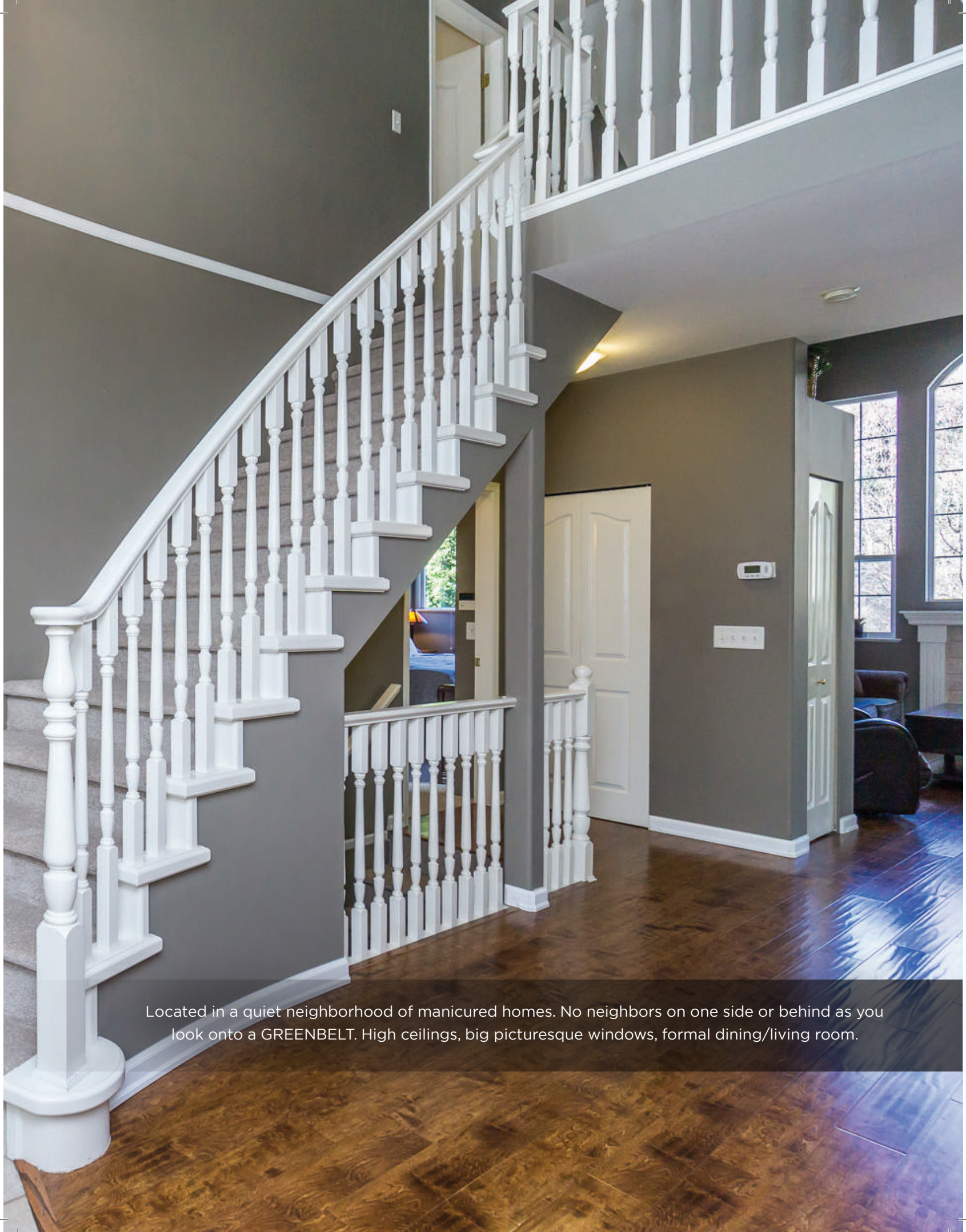
WALNUT GROVE



PRESENTED BY JODIANDTHEVIPTEAM.COM

WALNUT GROVE BEAUTY





Located in a quiet neighborhood of manicured homes. No neighbors on one side or behind as you look onto a GREENBELT. High ceilings, big picturesque windows, formal dining/living room.



OPEN kitchen/eating/family room leads to a covered deck overlooking your peaceful oasis. Low maintenance backyard of rocks, shrubs & chain link fence.

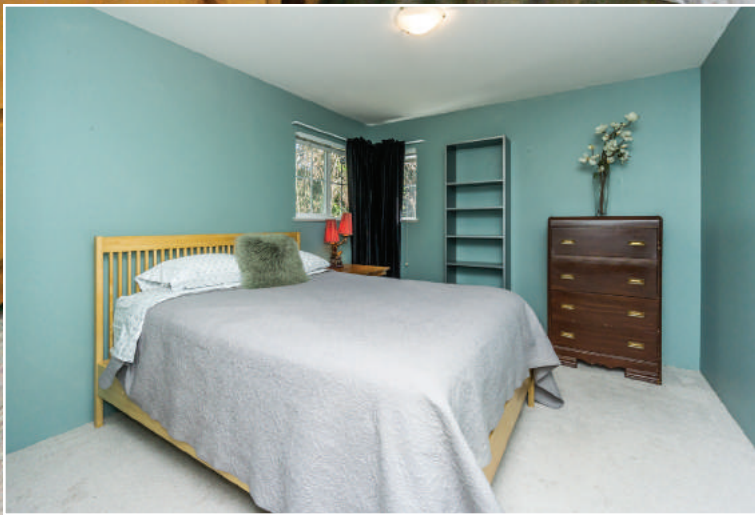


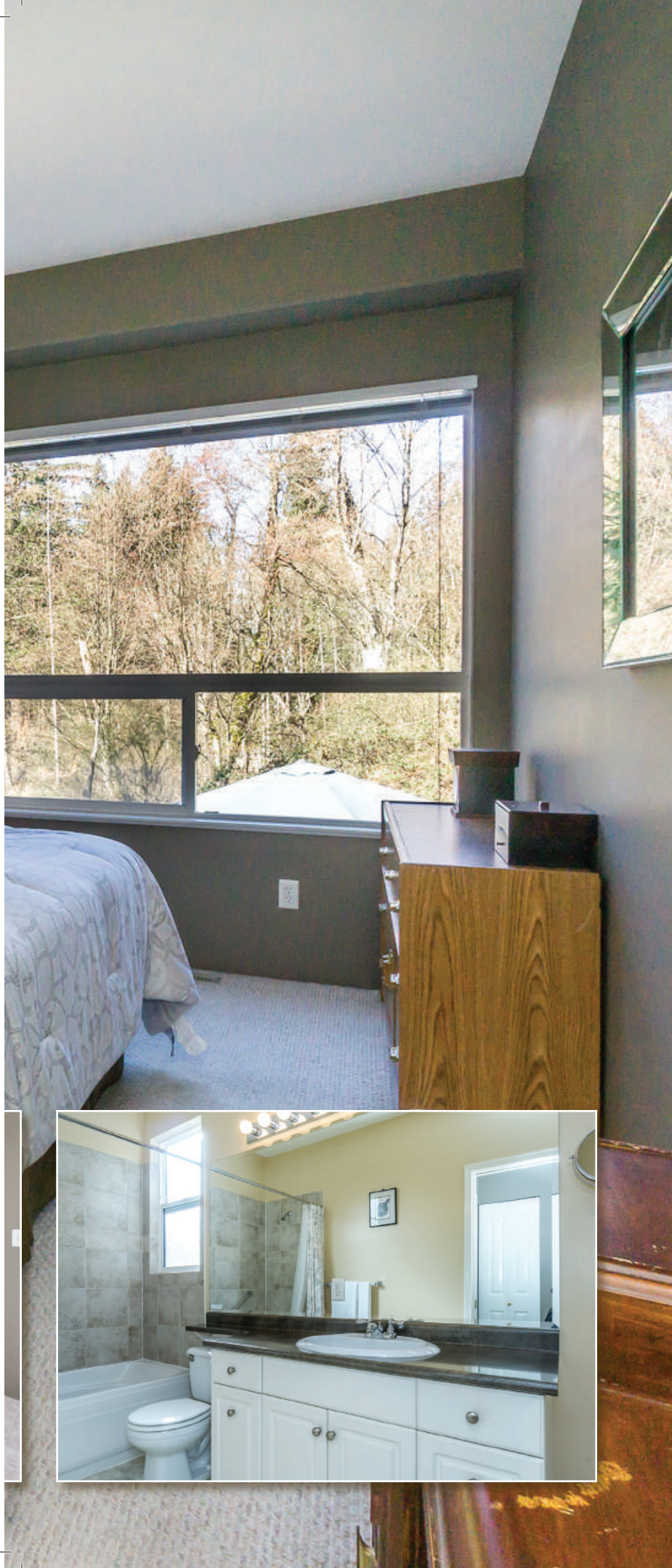


WELCOME HOME



Master on the main with 2 spacious bedrooms upstairs.





PROPERTY OVERVIEW

Offered At:	\$999,900.00
Style:	2 Story with Finished Basement
Bedrooms:	4, Master on Main
Baths:	3 Full, 1 Half
Fireplaces:	2 Natural Gas
Year Built:	2000, 18 Years
Square Feet:	1,271 Main Floor, 9' & 17' Ceiling 477 Upper Floor 1,271 Basement, 7'8 Ceiling 3,019 Total
Lot Size:	8,008 Sq. Ft., 60 Ft. Frontage
Hot Water Tank:	New
Gas Shut-Off:	Top Right Furnace
Water Shut Off:	Behind Hot Water Tank
Furnace:	18 Years, Serviced Jan 2018
Roof:	Asphalt Shingles, 2 Years Old
Windows:	Double Glazed Vinyl
Wiring:	Copper
Plumbing:	Pex
Water:	City
Garage:	19'6 x 17'11, 6'11 Door Height
Parking:	2 Garage, 2 Driveway
Alarm:	Owned
Mail Delivery:	Community Box on 97B
Garbage Day:	Friday
Taxes:	\$4,394.03 (2017)
Avg. Electric:	\$125/Month
Ave. Gas:	\$68-108/Month

Other: 17' Vaulted Ceiling, Master Bedroom on the Main Floor, Transferable Roof Warranty, Task Lighting, BBQ Gas Line

ROOM DIMENSIONS

MAIN FLOOR

Living Room:	12'0 x 12'0
Dining Room:	15'0 x 9'0
Family Room:	11'0 x 14'0
Kitchen:	11'0 x 12'0
Nook:	8'0 x 9'0
Master Bedroom:	11'0 x 15'0
Covered Deck:	15'0 x 14'0

UPPER FLOOR

Bedroom:	11'0 x 12'0
Bedroom:	10'0 x 12'0

BASEMENT

Recreation Room:	11'0 x 14'0
Bedroom:	14'0 x 9'0
Den:	8'0 x 10'0
Wine Room:	6'0 x 8'0

SCHOOLS

Elementary:	West Langley Elementary 9403 212th Street, Langley
French Immersion:	James Kennedy Elementary 9060 212th Street, Langley
High School:	Walnut Grove Secondary 8919 Walnut Grove Dr.*C62 Bus

Purchase Price:	\$525,000.00
Reason for Selling:	Downsizing
Years Resided:	10 years
Neighbors:	Across - Couple with 2 Kids and Grandma. Single Mature Lady on One Side, Senior Couple on the Other.

Bus: Stop @ 96 Ave & 208th
C62 Langley Center - Walnut Grove. This bus takes approx 5 minutes to go to/from Walnut Grove Secondary.
509 Walnut Grove - Surrey Central Station (irregular service)
807 School special



Down you will find a finished bdrm, large recreation room, wine room with a custom wrought iron gate & den with ample cabinetry for a future nanny's quarters or home office. Separate entrance and full bath down. This one is a gem! Hurry!



No grass to cut or fences to paint here!
Just put your feet up and R&R.

Visit this property online at

 *Jodi and the VIP team.com*
heart and home since 93

604-833-JODI (5634) | JODISTEEVES@SHAW.CA

Jodi Steeves Personal Real Estate Corporation



THE
RE/MAX
COLLECTION®

All information deemed reliable but not guaranteed and should be independently verified.

