



Presented by:
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For Approval
R2794993

Board: F
 House/Single Family

19642 46A AVENUE
 Langley
 Langley City
 V3A 5G2

Residential Detached
\$1,249,900 (LP)
 (SP) **M**



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,249,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1974**
 Frontage(feet): **83.50** Bathrooms: **3** Age: **49**
 Frontage(metres): **25.45** Full Baths: **2** Zoning: **RS-1**
 Depth / Size: **IRREG** Half Baths: **1** Gross Taxes: **\$4,815.07**
 Lot Area (sq.ft.): **6,970.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.16** P.I.D.: **006-729-738** Tax Inc. Utilities?: **No**
 Flood Plain: _____ Tour: _____
 View: **No** :
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: _____ Reno. Year: _____
 # of Fireplaces: **2** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Natural Gas, Wood** Metered Water: _____
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt** Fixtures Rmvd: **Yes :Telus Security System**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 189 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 46583), SECTION 34 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 43315**

Amenities: **Air Cond./Central, In Suite Laundry, Storage, Workshop Detached**
 Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Freezer, Smoke Alarm, Storage Shed, Vacuum - Built In, Wet Bar**

Finished Floor (Main):	1,330	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'9 x 14'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'7 x 9'4			x	Main 4
Finished Floor (Below):	1,195	Main	Primary Bedroom	13'2 x 11'3			x	
Finished Floor (Basement):	0	Main	Bedroom	10'9 x 9'4			x	
Finished Floor (Total):	2,525sq. ft.	Main	Bedroom	9'4 x 9'5			x	Main 2
Unfinished Floor:	0	Main	Kitchen	15'10 x 10'			x	
Grand Total:	2,525sq. ft.	Below	Recreation Room	25'9 x 18'			x	
		Below	Workshop	14'3 x 10'			x	
		Below	Laundry	20'9 x 10'4			x	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:	None						x	
Basement:	Fully Finished, Separate Entry						x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage West Real Estate Services**

Become part of the "46A Crew"! This CUL-DE-SAC home features a lengthy list of thoughtful upgrades & custom touches that make it truly unique. Beautiful stonework throughout adds timeless character. Heat-pump installation, upgraded windows, & on-demand hot water create a VERY energy efficient home, keeping bills low & the house cozy all year round. Featuring a spacious, covered deck w/natural gas hookup for BBQ/firepit, perfect for entertaining friends or enjoying a peaceful night in. When you're ready to kick it up a notch, bring the party downstairs to The Blue Room & enjoy a cocktail at the wet bar. Plenty of storage & work space w/2 powered sheds/workshops. Speaking of power - don't fret about outages, this house is wired for easy generator hook-up. You've found it - the perfect home!



19642 46A Avenue • Langley



AJIA GLOVER
 Don't just move out... Move Up!

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SCAN HERE TO VIEW THE FULL TOUR!



Details



3

Property Type: 2 Storey/ Split Entry, House



3

Lot Size: 6,970 sq. ft.

Year Built: 1974

Living Area: 2,525 sq. ft.

Taxes: \$4,815.07

Become part of the "46A Crew"! This CUL-DE-SAC home features a lengthy list of meticulously thoughtful upgrades & custom touches that make it truly unique. Beautiful stonework throughout creates character that transcends generations. Heat-pump installation, coupled with upgraded windows & on-demand hot water create an extremely energy efficient home, keeping the bills low & the house perfectly cozy all year 'round. High-end Blumberg & Bosch appliances throughout, including a chef's dream stainless steel convection oven with gas range. Featuring a spacious, covered, freshly re-sealed fiberglass deck with a natural gas hookup for a BBQ or firepit, perfect for entertaining friends or enjoying a peaceful night in. When you're ready to kick it up a notch, bring the party downstairs to The Blue Room & enjoy a cocktail at the wet bar. Plenty of storage & tinkering space with a 220V power shed/workshop in the front & a 110V powered shed in the back (with a brand new roof!). Speaking of power - don't fret about outages, this house is wired for easy generator hook-up. Recipient of 2007's Communities in Bloom's "Garden of the Week" after an extensive landscaping upgrade, this property also features a recently installed custom yellow-cedar fence, fully fencing the spacious, south-facing backyard. Close to walking trails, parks, & shops. You've found it - the perfect family home!

