



Presented by:
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Langley, Walnut Grove Residential Detached
21018 95A AV, V1M 2A6 MLS# F2912156 **Sold**



List Price:	\$289,000	Previous Price:		Sold Price:	\$310,000
Days on Market:	6	Original Price:	\$289,000	Sold Date:	04-Jun-09

Complex/Subdiv:

Frontage:	55.00 ft	Bedrooms:	4	PID:	003-584-526
Depth/Size:	97	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	5,335	Full Baths:	3	Approx Yr Blt:	1983
Rear Yard Exp:	S	Half Baths:	0	Age at List Date:	26
Meas Type:	Feet	If New GST Incl:		Taxes:	\$2,568 (2008)
Flood Plain:		Zoning:	R-1B		

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:	0
Construction:	Concrete, Frame - Wood	Parking Access:		
Foundation:	Concrete Perimeter	Parking Facilities:	None	
Exterior:	Wood			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt	Reno Year:	Possession:	
Renovations:		Title to Land:	Freehold NonStrata	
Flooring:		Seller's Interest:	Registered Owner	
Water Supply:	City/Municipal	Mortgage Info:	\$0	
Heat/Fuel:	Forced Air, Natural Gas	Property Disclosure:	Y	
No. of Fireplaces:	0	R/I Fireplaces:		Out Buildings:
Fireplace Fuel:				
Outdoor Area:	None			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL 65497 LT 286 LD 36 SEC 36 TWP 8 PART NW 1/4.
 Amenities:
 Site Influences:
 Features Incl: Dishwasher, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'3 X 19'2	Bsmt	Bedroom	11'2 X 10'7			X
Main F.	Kitchen	10'4 X 13'2						X
Main F.	Bedroom	12'3 X 9'6						X
Main F.	Bedroom	11'5 X 11'10						X
Above	Games Room	17'4 X 18'8						X
Above	Kitchen	6'5 X 12'8						X
Above	Bedroom	12'8 X 8'2						X
Bsmt	Recreation Room	12'9 X 21'5						X
Bsmt	Laundry	8' X 7'8						X
Bsmt	Hobby Room	12'11 X 14'7						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	980	Total # Rooms:	11
Finished Floor Up SqFt:	630	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	980	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,590	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,590		7
			8

Listing Broker(s): Country Squire Realty Ltd.

"CHEAP, CHEAP, CHEAP" One owner, 4 bedroom, 3 bath, 2 storey with basement on corner lot. Top floor - large rec room with wet bar, bedroom, full bath. Main floor - 2 bedrooms, full bath, living room, kitchen with eating area. Basement- family room, hobby room, bedroom, laundry and full bath. Assessed value \$355,000. All measurements are approximate & should be verified by buyer.