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7772 211 Street, Langley

\$1,018,000.00

**GORGEOUS 2 STOREY + FINISHED BASEMENT EXECUTIVE HOME
LEGAL ONE BDRM SUITE**

In Prime Location Close To Richard Bulpitt School

Gorgeous 3331 square foot 2 storey plus finished basement with LEGAL SUITE close to Richard Bulpitt school. Spacious great room plan with gorgeous hardwood floors, attractive millwork, crowns and moldings, dream kitchen and finished basement with Legal one bedroom suite, air conditioning and more. Welcome guests in your spacious entrance hall with tile floors. Dramatic great room with gorgeous gas fireplace. Spacious Dream kitchen with gorgeous cabinets, granite counters, island with breakfast bar, stainless appliances and walk-in pantry. Dining area with door to partly covered patio. Flex room with hardwood floors and attractive crowns can double as a parlor, dining room or den. Upper level with two baths and four spacious bedrooms including master bedroom with window seat, five piece ensuite and walk-in closet. Lower level has an area associated with the upstairs which offer recreation room and storage area and LEGAL one bedroom suite with superior quality finish with stainless appliances and laminate floors. Attractively landscaped yard with curbing.

Doug or Bonnie Mitten



604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Features Of This Fine Home...

Main Level: 1,110 SQUARE FEET.

Entrance Hall: 12'5 x 4'11



Great Room: 15'1 x 15'



Kitchen: 15'11 x 10'11 & Dining Area: 15' x 10'1



Flex Room: 15'11 x 9'11



2-Piece Powder Room



Laundry



Upper Level: 1,186 SQUARE FEET.

Master Bedroom: 16'3 x 14'



5-Piece Ensuite



Walk-in Closet



Bedroom: 12'x 9'10



4 Piece Main Bathroom - With toilet, tub and shower in separate room from the sink.



Bedroom: 12'1 x 10'6



Bedroom: 14'11 x 11'11



BASEMENT: 1,117 SQUARE FEET.

Recreation Room 14'6 x 11'5



Storage Room: 8'10 x 3'8

Mechanical Room

LEGAL SUITE

Living Room: 17'11 x 14'5

Kitchen & Eating Area: 12' x 10'9

Bedroom: 11'6 x 9'4

4-Piece Bathroom

Laundry

FEATURES OF THIS FINE HOME:

- ✧ **Gorgeous 3413 Square Foot 2 Storey Plus Finished Basement With LEGAL SUITE Close To Richard Bulpitt School.**
- ✧ **Spacious Great Room Plan With Gorgeous Hardwood Floors, Attractive Millwork, Crowns And Moldings, Dream Kitchen And Finished Basement With Legal One Bedroom Suite, Air Conditioning And More.**
- ✧ **Welcome Guests In Your Spacious Entrance Hall With Tile Floors.**
- ✧ **Entertaining Is Easy In The Dramatic Great Room With Gorgeous Gas Fireplace.**
- ✧ **2 Piece Powder Room**
- ✧ **Spacious Dream Kitchen With Gorgeous Cabinets, Granite Counters, Island With Breakfast Bar, Stainless Appliances And Walk-In Pantry.**
- ✧ **Dining Area With Door To Partly Covered Patio.**

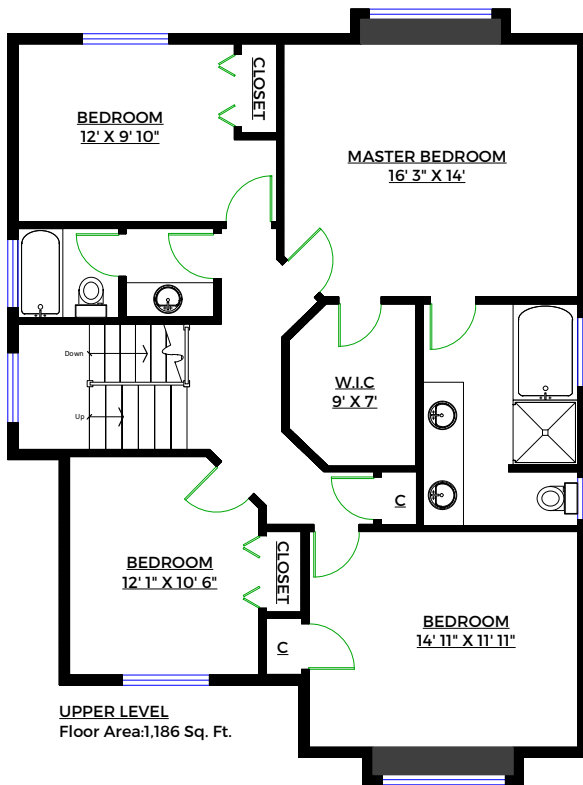


- ✧ **Flex Room With Hardwood Floors And Attractive Crowns Can Double As A Parlor, Dining Room Or Den.**
- ✧ **Lower Level Has An Area Associated With The Upstairs Which Offer Recreation Room And Storage Area And LEGAL One Bedroom Suite With Superior Quality Finish With Stainless Appliances And Laminate Floors.**
- ✧ **Attractively Landscaped Yard With Curbing. & Double Garage.**

LOT: 4,334 SQFT



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Doug and Bonnie Mitten
604-290-5480

**7772 211 Street,
Langley, B.C.**

Totals**

Main Level: 1,110 sq. ft.
Upper Level: 1,186 sq. ft.
Lower Level: 1,032 sq. ft.
Total: 3,328 sq. ft.
Mechanical: 36 sq. ft.
Storage: 49 sq. ft.
Grand Total: 3,413 sq. ft.

Other Areas**

Garage: 421 sq. ft.
Patio: 176 sq. ft.
Total: 597 sq. ft.

** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints
** Includes under-height and unfinished areas

