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3394 198A Street, Langley

\$1,449,800

**Extensively Updated 2,215 Sq. Ft. Family Home On
10,108 Sq. Ft. Lot In Brookwood**

Extensively updated 2,215 square foot family home on 10,108 square foot lot with 19'4 x 23'3 detached shop/studio on quiet cul-de-sac in Brookwood's desirable Meadowbrook area. Boasting extensive updates including attractive updated flooring, paint, crowns and millwork, gorgeous updated kitchen with quartz counters, baths, furnace, air conditioner, hot water tank, windows, septic, deck, fencing and more. Entertaining is easy in the spacious dining room and living room with gorgeous laminate floors and cozy gas fireplace. Gorgeous updated kitchen with eating area overlooks sunken family room with gas fireplace. Family fun is facilitated in the recreation/games room. Den/craft room for home office needs. 2 piece powder room. Upper level boasts three spacious bedrooms and two baths including master bedroom with walk-in closet and four piece ensuite with separate shower and soaker tub. Detached 19'4 x 23'3 shop/studio. Large partly covered deck and gorgeous fenced yard. Double garage with built-in shelving.



The Mitten
REAL ESTATE TEAM

Doug, Bonnie & David Mitten

604-290-5480

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

Features Of This Fine Home...

Main Level: 1421 Square Feet

Foyer: 8' x 6'8



Living Room: 18'5 x 15'3



Dining Room: 12'4 x 9'11



Kitchen: 12'8 x 10'3 + Eating Area: 10'8 x 7'1



Family Room: 18'8 x 12'6



Recreation Room/Games Room: 16'2 x 13'5



Craft Room/Den: 9' x 7'6 (craft shelving to be removed)



Laundry Room: 7'4 x 6'11



2 Piece Bath

Upper Level: 794 Square Feet

Primary Bedroom: 14'8 x 12'2



5 Piece Ensuite



Walk-in Closet

Bedroom: 11'2 x 10'6



Bedroom: 11'2 x 10'5



4 Piece Bathroom



2020 Annual Taxes: \$4,876.18

Features Of This Fine Home:

- ✧ Extensively Updated 2,176 Square Foot Family Home On 10,108 Square Foot Lot With 19'4 X 23'3 Detached Shop/Studio On Quiet Cul-de-sac In Brookwood's Desirable Meadowbrook Area.
- ✧ Boasting Extensive Updates Including Attractive Updated Flooring, Paint, Crowns And Millwork, Gorgeous Updated Kitchen With Quartz Counters, Baths, Furnace, Air Conditioner, Hot Water Tank, Windows, Septic, Deck, & Fencing.
- ✧ Entertaining Is Easy In The Spacious Dining Room And Living Room With Gorgeous Laminate Floors And Cozy Gas Fireplace.
- ✧ Gorgeous Updated Kitchen With Eating Area Overlooks Sunken Family Room With Gas Fireplace.
- ✧ Family Fun Is Facilitated In The Recreation/Games Room.
- ✧ Den/Craft Room For Home Office Needs.
- ✧ Two Piece Powder Room For Convenience Of Guests.
- ✧ Upper Level Boasts Three Spacious Bedrooms And Two Baths Including Master Bedroom With Walk-In Closet And Four Piece Ensuite With Separate Shower And Soaker Tub.
- ✧ Double Garage.



✧ 23'4 x 19'3 Shop/Studio.





Lot: 10,108 Sq. Ft. Lot

⌘ Large Fenced Lot With Attractive Back Yard With Spacious Partially Covered Deck.





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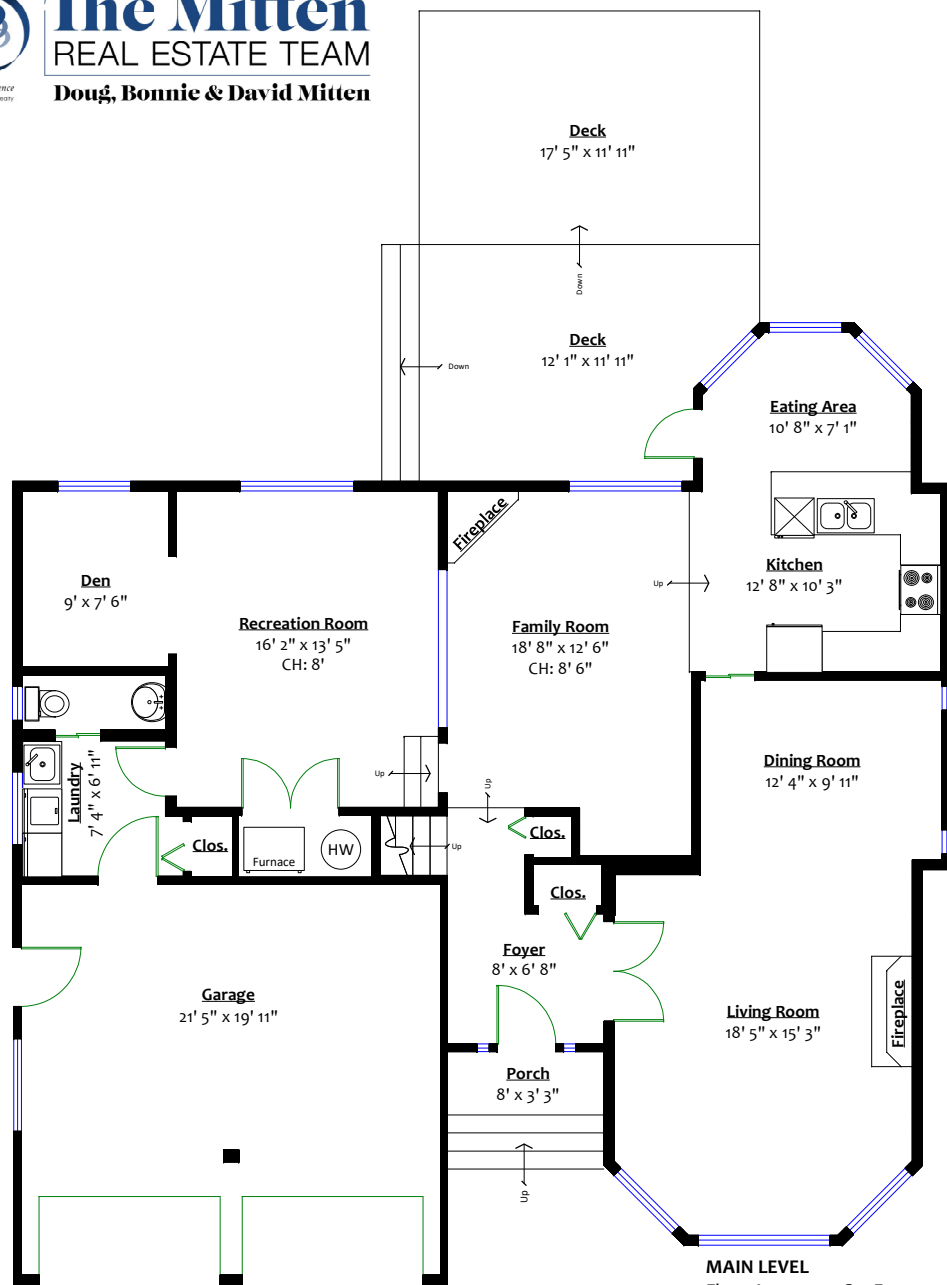
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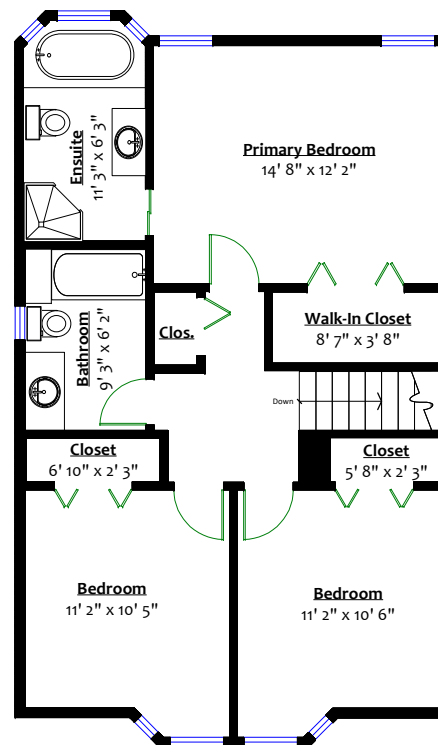
MAIN LEVEL
Floor Area: 1,421 Sq. Ft.
Ceiling Height: 8'

3394 198A Street, Langley City, B.C.

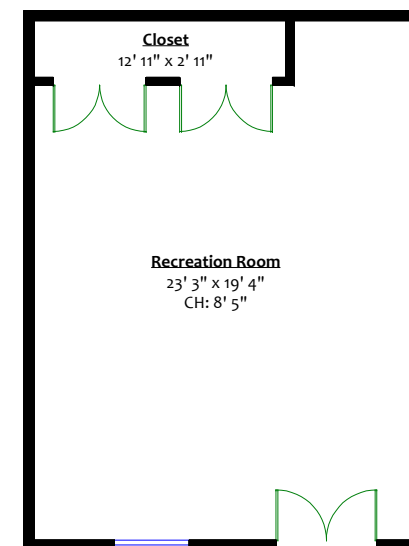
Totals**

Main Level: 1,421 sq. ft.
Upper Level: 794 sq. ft.
Total: 2,215 sq. ft.
Recreation Shed: 560 sq. ft.
GRAND TOTAL: 2,775 sq. ft.

Garage: 454 sq. ft.
Deck: 396 sq. ft.
Front Porch: 26 sq. ft.
Total: 876 sq. ft.



UPPER LEVEL
Floor Area: 794 Sq. Ft.
Ceiling Height: 8'



RECREATION SHED
Floor Area: 560 Sq. Ft.

