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#51 - 9012 Walnut Grove Drive, Langley

\$638,800

### **Meticulous End-Unit Rancher Townhouse-1,561 Square Feet with a Loft Desirable, Adult Oriented, Gated Community of Queen Anne Green**

Meticulous end unit rancher 1561 square foot with loft townhouse in desirable, adult oriented, gated community of Queen Anne Green boasts tasteful decor, spacious open plan with vaulted ceilings, double garage, and super clubhouse with pool, hot tub, lounge and exercise room. Spacious living room and dining room with laminate floors, cozy gas fireplace and dramatic vaulted ceiling. Kitchen with scads of cabinets and eating area. Family room, adjoining the kitchen with door to very private south facing patio with awning. Spectacular master bedroom with walk-in closet and gorgeous five piece ensuite. Second bedroom [separated from master bedroom] boasts adjoining three piece bath. Third bedroom or hobby room upstairs. Double garage. Resort caliber common facilities with pool, hot tub, clubhouse with lounge and exercise room. The good life just keeps getting better here.

**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.

**MAIN LEVEL:      1,323 SQUARE FEET.**

**Living Room: 14'11 x 12'4**



**Dining Room: 17'4 x 8'11**



**Kitchen: 9'7 x 9'2**



**Eating Area: 9'2 x 7'11**



**Family Room: 12' x 10'3**



**Master Bedroom: 18'9 x 11'8**



### 5-Piece Master Ensuite



### Bedroom: 10'7 x 10'3



### 3 Piece Main Bathroom



## **UPPER LEVEL: 1,126 SQUARE FEET.**

**Bedroom: 12'7 x 10'8**



### **FEATURES OF THIS FINE HOME:**

- ✧ **Meticulous End-Unit Rancher 1,561 Square Feet With A Loft Townhouse In The Desirable, Adult Oriented, Gated Community Of Queen Anne Green.**
- ✧ **This Wonderful Home Features Tasteful Décor, A Spacious Open Plan With Vaulted Ceilings, Double Garage, and Super Club House With A Pool, Hot Tub, Lounge And Exercise Room.**
- ✧ **Spacious Living Room And Dining Room With Laminate Floors, Cozy Fireplace And Dramatic Vaulted Ceiling.**
- ✧ **Kitchen With Plenty Of Cabinets And Eating Area. The Family Room Adjoins The Kitchen With A Door To A Private South Facing Patio With An Awning. Spectacular Master Bedroom With A Walk-In Closet And Gorgeous 5 Piece Ensuite.**



- ✧ **Second Bedroom (Separated From Master Bedroom) Boasts Adjoining 3 Piece Bathroom.**
- ✧ **Third Bedroom Or Hobby Room Upstairs.**
- ✧ **Double Garage.**



*Performance*  
Power Play Realty

**Doug, Bonnie & David Mitten**

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## #51 – 9012 Walnut Grove Drive, Langley, B.C.

### Totals\*\*

Main Level: 1,323 sq. ft.

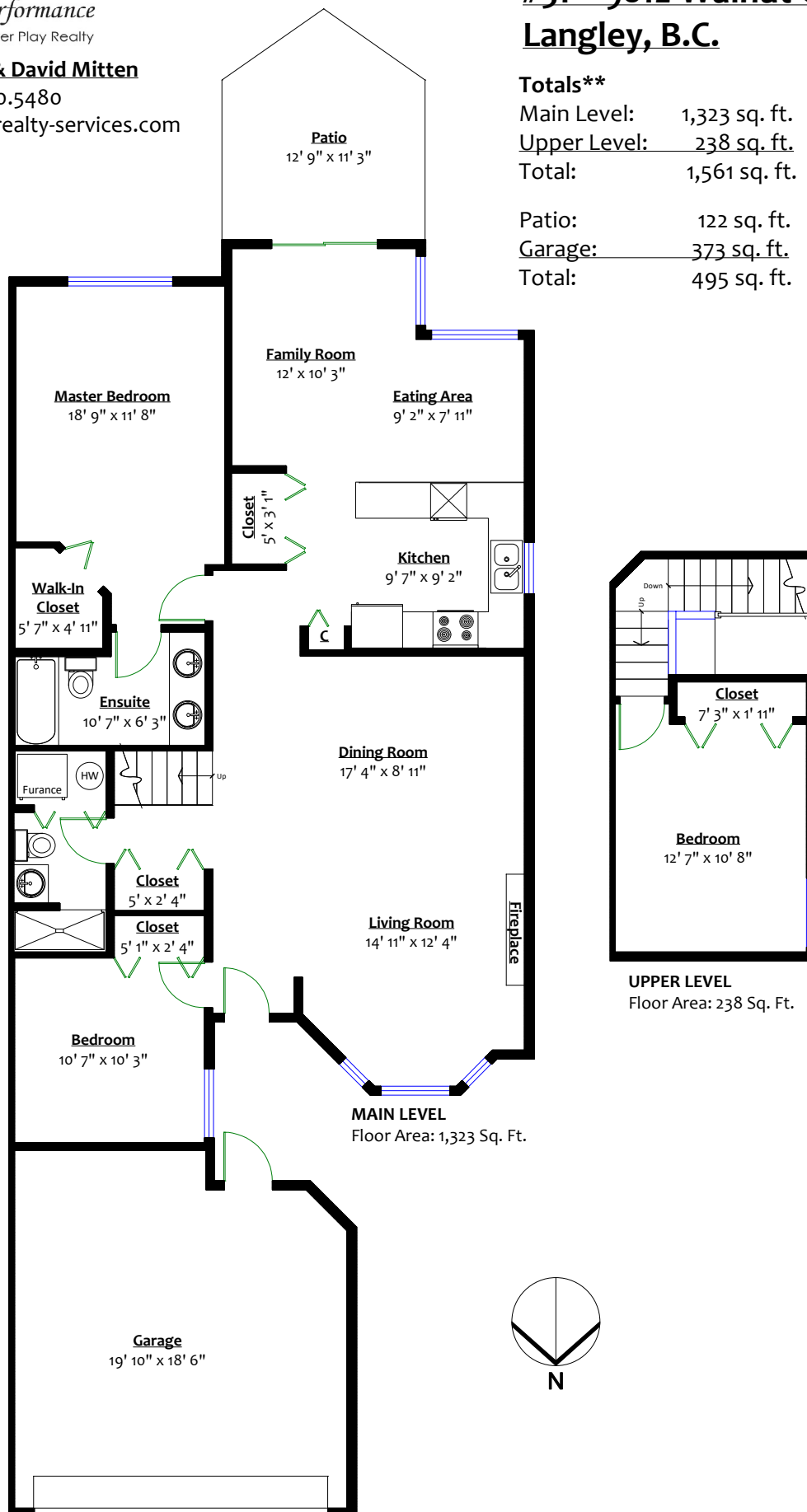
Upper Level: 238 sq. ft.

Total: 1,561 sq. ft.

Patio: 122 sq. ft.

Garage: 373 sq. ft.

Total: 495 sq. ft.

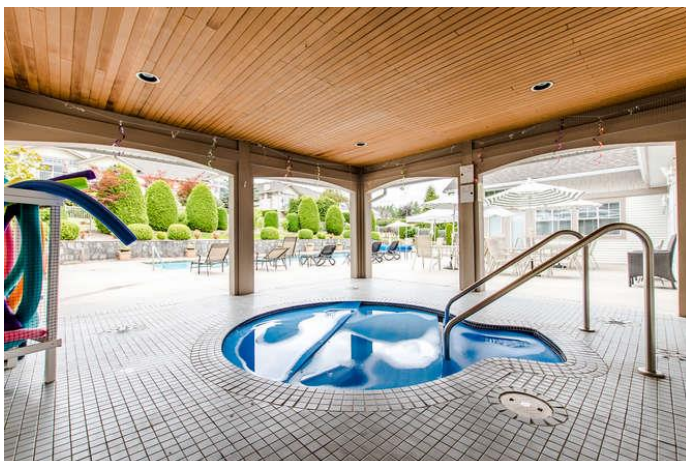


🏠 **Strata Fee: \$348.00**

🏠 **Annual Taxes: \$3,440.38**

## Club House

🏠 **Resort Caliber Common Facilities With Pool, Hot Tub, Clubhouse With Lounge And Exercise Room.**



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