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20652 38A Avenue, Langley

\$1,099,800.00

### **Spacious & Gracious Family Home Gorgeous 9,606 Sq. Ft. Lot on Quiet Culdesac in Brookwood**

This 2810 square foot (including unfinished basement) family home on gorgeous 9,606 square foot lot must be seen to appreciate. Entertaining is easy in the living room with vaulted ceilings and gas fireplace and in the spacious dining room. Gorgeous updated kitchen with white shaker style cabinets, granite counters with breakfast bar, stainless appliances and spacious eating area. Casual entertaining and family fellowship is facilitated in family room adjoining kitchen and boasting gas fireplace and patio door to rear deck and gorgeous rear yard. Spacious laundry room on main. Two piece powder room on main for convenience of guests. Upstairs boast bonus room over garage, two bathrooms and four bedrooms including master bedroom with three piece ensuite. Unfinished basement for mechanical room. Double garage and RV parking. Garden shed. Many updates including: kitchen, appliances, bathrooms, furnace, hot water tank, roof and septic. Spacious family home with great curb appeal is an absolute must see.

**Doug, Bonnie or David 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: 1,280 SQUARE FEET.**

**Foyer: 10'7 x 5'9**



**Living Room: 19'11 x 12'3**



**Dining Room: 11'3 x 12'3**





**Kitchen: 10'9 x 10'1**



**Eating Area: 14'9 x 5'10**



**Family Room: 22'2 x 11'6**





**Mud Room: 8'8 x 6'7**



**Laundry Room: 8'4 x 8'2**



**UPPER LEVEL: 1,321 SQUARE FEET**

**Master Bedroom: 14'6 x 14'1**





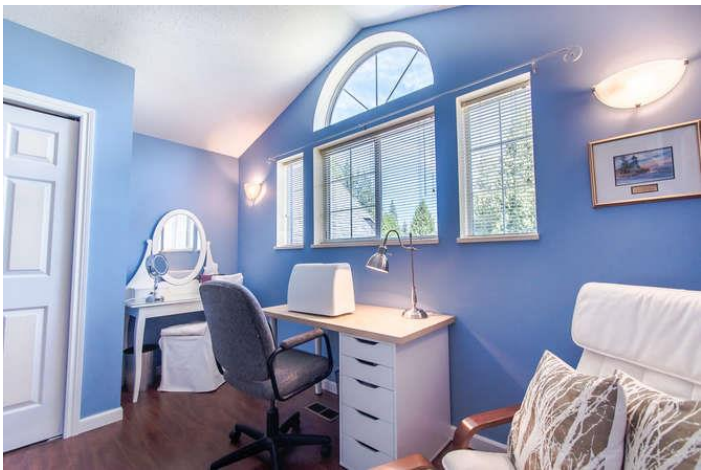
### 3 Piece Master Ensuite:



### 4 Piece Main Bathroom:



### Bedroom: 12'5 x 10'7





**Bedroom: 10'9 x 9'10**



**Bedroom: 12'4 x 8'9**



**Recreation Room: 15'7 x 11'10**





## **Unfinished Basement: 218 Square Feet**

### **Features of This Fine Home:**

- ✧ **2810 Sq. Ft. (Including Unfinished Basement) Updated Family Home With Great Curb Appeal.**
- ✧ **On A 9,606 Sq. Ft. Lot On Quiet Culdesac In Brookwood**
- ✧ **Entertaining Is Easy In The Living Room With Vaulted Ceilings And Gas Fireplace In The Spacious Dining Room.**
- ✧ **Gorgeous Updated Kitchen With White Shaker Style Cabinets, Granite Counters With Breakfast Bar And Stainless Appliances. Entertainment Sized Family Rm Adjoining Kitchen Boasts Gas Fireplace And Patio Door To Rear Deck And Gorgeous Rear Yard.**
- ✧ **Spacious Laundry Room On Main.**
- ✧ **2 Piece Powder Room On Main For Convenience Of Guests.**
- ✧ **Upstairs Boast Bonus Room Over Garage, 2 Bathrooms And 4 Bedrooms Including Master Bedroom With 3 Piece Ensuite.**
- ✧ **Unfinished Basement For Mechanical Room.**
- ✧ **Double Garage And Rv Parking.**
- ✧ **Garden Shed**
- ✧ **Many Updates Including: Kitchen, Appliances, Bathrooms, Furnace, Hot Water Tank, Roof And Septic.**
- ✧ **Spacious Family Home With Great Curb Appeal Is An Absolute Must See.**
- ✧ **Property Taxes : \$4,296.37 (2019)**

**LAND: 9,606 SQFT**







**Doug, Bonnie or David Mitten**

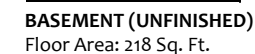
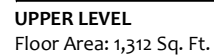


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Porch:	50 sq. ft.
Garage:	465 sq. ft.
Detached Shed:	148 sq. ft.
<u>Deck:</u>	<u>553 sq. ft.</u>
Total:	1,216 sq. ft.



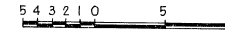


**STATUTORY RIGHT-OF-WAY PLAN OVER PORTIONS OF LOTS 1, 2, 3, 7 AND 8  
OF THE NORTH EAST QUARTER OF SECTION 26, TOWNSHIP 7,  
PLAN 70990, NEW WESTMINSTER DISTRICT  
PURSUANT TO SECTION 113 OF THE LAND TITLE ACT  
FOR PUBLIC ACCESS AND WATER SUPPLY PURPOSES**

**15-311-M3**

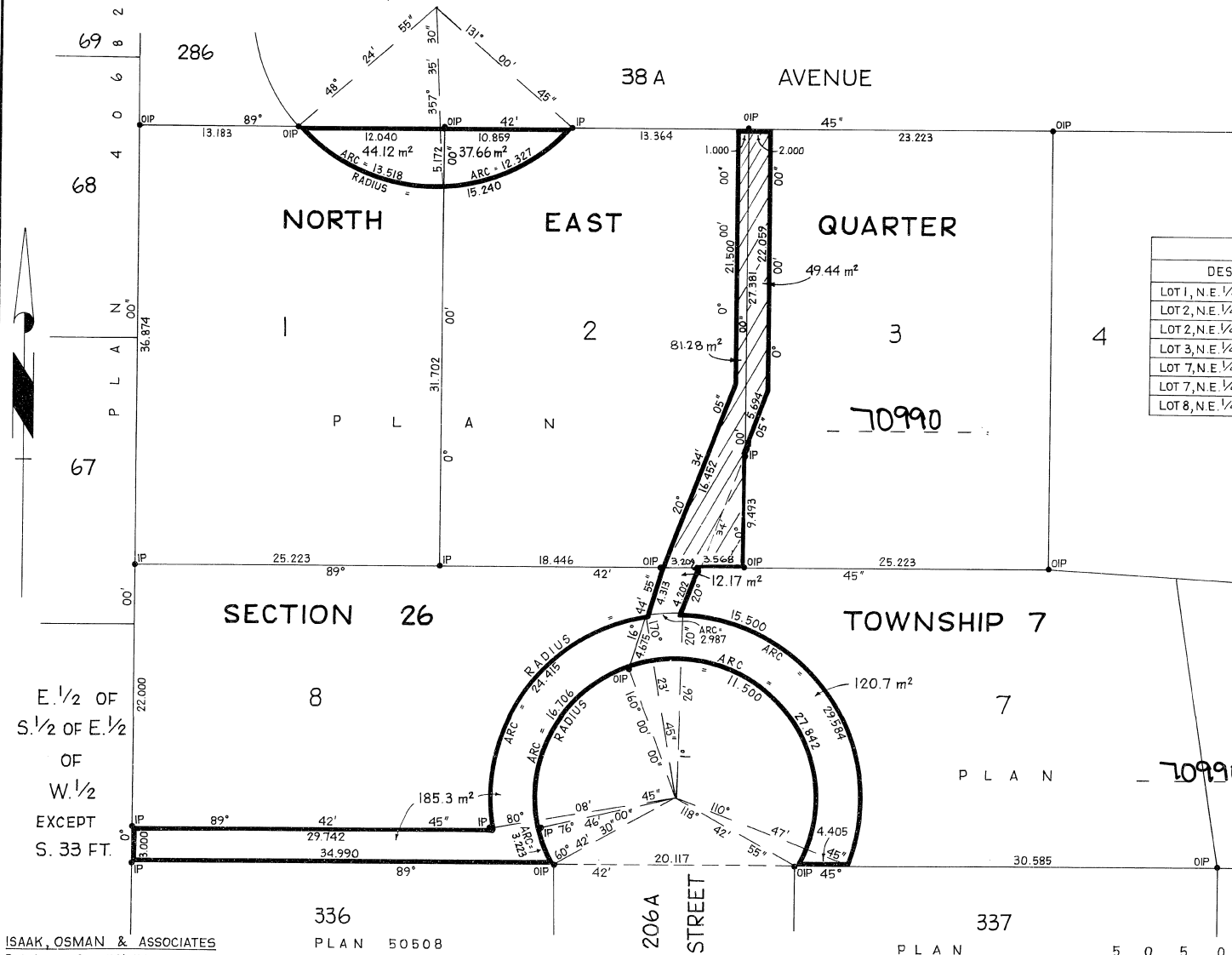
PLAN 70991

SCALE - 1:250 ALL DISTANCES ARE IN METRES.  
LEGEND BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 50508.  
• OIP DENOTES OLD IRON POST FOUND.  
• IP DENOTES STANDARD IRON POST SET.



DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS 9 DAY OF JAN 1998

E. Kaven  
ASSISTANT DEPUTY REGISTRAR  
Ref. 23372



BOOK OF REFERENCE		
DESCRIPTION	PLAN	AREA
LOT 1, N.E. 1/4, SEC. 26, TP. 7, N.W.D.	70990	44.12 m²
LOT 2, N.E. 1/4, SEC. 26, TP. 7, N.W.D.	70990	37.66 m²
LOT 3, N.E. 1/4, SEC. 26, TP. 7, N.W.D.	70990	81.28 m²
LOT 7, N.E. 1/4, SEC. 26, TP. 7, N.W.D.	70990	12.17 m²
LOT 8, N.E. 1/4, SEC. 26, TP. 7, N.W.D.	70990	185.3 m²

ISAAK, OSMAN & ASSOCIATES  
B.C. LAND SURVEYORS  
5722 GLOVER ROAD  
LANGLEY, B.C. V3A 4H8  
PHONE 533-2411

PLAN 50508

THIS PLAN LIES WITHIN THE CENTRAL FRASER VALLEY REGIONAL DISTRICT

PLAN

5 0 5 0 8

I, P.G. ISAAK, A BRITISH COLUMBIA LAND SURVEYOR,  
OF LANGLEY, IN BRITISH COLUMBIA, CERTIFY THAT I  
WAS PRESENT AT AND PERSONALLY SUPERINTENDED  
THE SURVEY REPRESENTED BY THIS PLAN AND THAT  
THE SURVEY AND PLAN ARE CORRECT. THE SURVEY  
WAS COMPLETED ON THE 6th DAY OF NOVEMBER, 1985.

P.G. Isak B.C.L.S.