



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
 Website: www.nikkicvit.ca



Langley, Murrayville

MLS# F1447398

Residential Detached

30 4740 221ST ST, V2Z 1L8

Active



List Price: \$310,000

Previous Price:

Original Price: **\$310,000**

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	018-355-978
Depth/Size:	Bathrooms:	2	Type:	Townhouse
Lot Area SqFt: 0	Full Baths:	2	Approx Yr Blt:	1993
Rear Yard Exp:	Half Baths:	0	Age at List Date:	22
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$2,661 (2014)
Flood Plain:	Zoning:	RMF		

View:

Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home:	Upper Unit	Total Parking:	2	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open, Visitor Parking		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Possession:	
Flooring:				Title to Land:	Freehold Strata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Hot Water			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: **PL LMS960 LT 30 LD 36 SEC 31 TWP 10 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**

Amenities: **Club House**

Site Influences:

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 12'			X			X
Main F.	Kitchen	11'6 X 10'			X			X
Main F.	Dining	14'8 X 12'			X			X
Main F.	Eating Area	12' X 12'			X			X
Main F.	Master Bedroom	14'4 X 11'6			X			X
Main F.	Bedroom	11' X 9'6			X			X
Main F.	Bedroom	13'4 X 9'6			X			X
Main F.	Laundry	10' X 6'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,656	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,656	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,656	8

Listing Broker(s): **Royal LePage West R.E.S.**

Welcome to Eaglecrest - has a new face lift, wow, what a difference in appearance. This upper level rancher style townhouse is located in a gated community that is close to all amenities in Murrayville. Convenient location. This upper level has many updates and welcomes you to this well layout of a home. Lots of natural light throughout the home; vaulted ceilings in living room & Master; workable kitchen for the chef of the home; 2 decks & 1 covered parking + 1 outside parking. Come see how you can make this home yours. Open for inspection.



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Langley, Salmon River

MLS# F1446208

Residential Detached

23048 64 AV, V2Y 2L2

Active



List Price: \$998,000 Previous Price: Original Price: **\$998,000**

Complex/Subdiv: **Milner / Williams Park**

Frontage: 322.10 ft	Bedrooms: 3	PID: 009-177-531
Depth/Size: 613.03(4.5	Bathrooms: 3	Type: House with Acreage
Lot Area SqFt: 197,327	Full Baths: 2	Approx Yr Blt: 1979
Rear Yard Exp: 1	Half Baths: 1	Age at List Date: 36
Meas Type: Feet	If New GST/HST Incl: RU-3	Taxes: \$4,281 (2014)
Flood Plain: No	Zoning: RU-3	
View: N		
Serv. Connected: Septic		

Style of Home: 2 Storey, Rancher/Bungalow	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Metal		Dist to School Bus:
Renovations:	Reno Year:	
Flooring: Mixed	Possession:	
Water Supply: Well - Drilled	Title to Land: Freehold NonStrata	
Heat/Fuel: Natural Gas	Seller's Interest: Court Ordered Sale	
No. of Fireplaces: 2	Mortgage Info: \$0	
Fireplace Fuel: Wood	R/I Fireplaces:	Property Disclosure: N - Court Order As is Where is
Outdoor Area: Patio(s)	Out Buildings:	
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **LT 9 SEC 8 TWP 11 NWD PL 29683**

Amenities: **None**

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 15'6			X			X
Main F.	Kitchen	12' X 11'			X			X
Main F.	Dining	12' X 8'8			X			X
Main F.	Family Room	21' X 12'			X			X
Main F.	Master Bedroom	15' X 12'			X			X
Main F.	Bedroom	12'5 X 11'			X			X
Main F.	Bedroom	11'5 X 9'			X			X
Main F.	Hobby Room	12' X 8'4			X			X
Main F.	Utility	8' X 6'			X			X
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,980	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,980	Basement Area: None	5
	Suite: None	6
Unfinished Floor: 0		7
Grand Total Floor Area: 1,980		8

Listing Broker(s): **RE/MAX Treeland Realty**

2 Houses on 4.53Acre Flat Property with 2 road Frontages, close to Williams Park & an area of many beautiful homes. First house is 3-4Bdrm, 3Bath Rancher built 1979. 2nd House is 2Bdrm, 1Bath 1912 Heritage House. Many upgrades done since 2004. Both houses require TLC. Other buildings on property incl. 20x20 shop, 3 Stall horse barn. Newer vinyl windows. Bring your ideas, Diamond in the rough!