R2478172
House/Single Family

8848 WRIGHT STREET
Langley
Fort Langley
V1M 3T1

Residential Detached
$2,350,000 (LP)

Depth/Size (ft.):		Frontage (ft.):	**72.30**	Approx. Yr Built:	**2013**
Lot Area (sq.ft.):	**10,398.00**	Bedrooms:	**5**	Age:	**7**
Flood Plain:		Bathrooms:	**5**	Zoning:	**R-1E**
Rear Yard Exp:	**East**	Full Baths:	**4**	Gross Taxes:	**$7,075.32**
		Half Baths:	**1**	For Tax Year:	**2019**
				P.I.D.:	**028-787-978**

View:
Complex / Subdiv: **Fort Langley**
Services Connected: **Electricity,Natural Gas,Septic,Water**

Style of Home:	**2 Storey w/Bsmt.**	Total Parking:	**7** Covered Parking: **2** Parking Access: **Front**
Construction:	**Frame - Wood**	Parking:	**DetachedGrge/Carport,Garage; Double,RV Parking Avail.**
Exterior:	**Fibre Cement Board,Mixed,Stone**	Dist. to Transit:	Dist to School Bus:
Foundation:	**Concrete Perimeter**	Title to Land:	**Freehold NonStrata**
Rain Screen:		Property Disc.:	**Yes**
Renovations:		PAD Rental:	
# of Fireplaces:	**1**	Fixtures Leased:	**No**
Fireplace Fuel:	**Natural Gas**	Fixtures Rmvd:	**No**
Water Supply:	**City/Municipal**	Floor Finish:	**Hardwood,Mixed,Tile**
Fuel/Heating:	**Forced Air,Heat Pump**		
Outdoor Area:	**Fenced Yard,Patio(s),Patio(s) & Deck(s)**		
Type of Roof:	**Fibreglass**		

Legal: **LOT D DISTRICT LOT 80 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP50320**
Amenities:
Site Influences: **Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Range Top,Security System,Sprinkler - Inground,Storage Shed,Wet Bar**

Floor	Type	Dimensions
Main	Living Room	16'0 x 27'8
Main	Kitchen	12'11 x 15'10
Main	Eating Area	9'0 x 15'10
Main	Dining Room	14'11 x 12'0
Main	Foyer	6'10 x 12'5
Main	Mud Room	9'0 x 11'4
Main	Office	5'7 x 7'7
Above	Master Bedroom	15'11 x 14'6
Above	Walk-In Closet	6'0 x 6'2
Above	Bedroom	11'0 x 12'5

Floor	Type	Dimensions
Above	Bedroom	11'6 x 9'11
Above	Bedroom	12'11 x 14'3
Above	Laundry	10'5 x 4'10
Bsmt	Recreation Room	31'2 x 15'3
Bsmt	Bedroom	14'9 x 10'9
Bsmt	Walk-In Closet	5'8 x 5'0
Bsmt	Media Room	12'4 x 21'11
Bsmt	Hobby Room	11'2 x 13'8
Bsmt	Utility	9'1 x 5'10
Bsmt	Wine Room	5'11 x 4'3

Floor	Type	Dimensions
Bsmt	Bar Room	7'6 x 6'2
		x
		x
		x
		x
		x
		x
		x

Fin Flr (Main):	1,720
Fin Flr (Above):	1,336
Fin Flr (Below):	0
Fin Flr (Basement):	1,698
Fin Flr (Total):	4,754 sf
Unfin Flr:	0
Grand Total:	4,754 sf

# of Rooms:	21
# of Kitchens:	1
# of Levels:	3
Suite:	None
Crawl/Bsmt. Height:	
Beds in Bsmt.:	1 Beds not in Bsmt.: 4
Basement:	Full,Fully Finished,Separate Entry

Bath	Floor	# Pcs	Ensuite
1	Above	5	Yes
2	Above	4	Yes
3	Above	4	No
4	Main	2	No
5	Bsmt	4	No
6			No
7			No
8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.

ROYAL LEPAGE
Wolstencroft Realty
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It's not often that the term "Brother" is synonymous with friend, teammate and business partner but for the Schreder Brothers it rings true. The Schreder Brothers are the knowledgeable, award winning, very experienced Realtors you are looking for; but they also bring fun, enthusiasm, bad jokes and often beer to the table as well. They love what they do and it is their goal to ensure that you'll love the process too.

JAMIE SCHREDER
Personal Real Estate Corporation
& CORY SCHREDER
Personal Real Estate Corporation

TIPS FOR FINDING YOUR DREAM HOME

1. **PREPARE LIKE A PRO** Create a list of "must-have's" and "nice-to-have's".
2. **KNOW YOUR PRICE RANGE** Get pre-qualified so you can move fast.
3. **FIND THE RIGHT REALTOR®** Connect with an agent when you are ready.
4. **SEARCH ON-THE-GO** Be the first to know about potential listings.
5. **MAKE AN ATTRACTIVE OFFER** Be creative to help your offer stand out.

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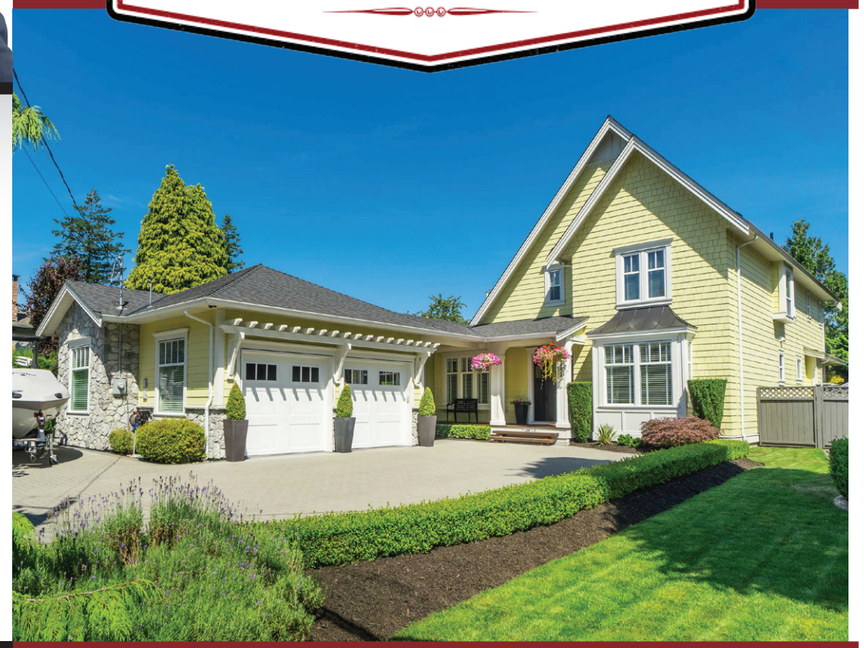

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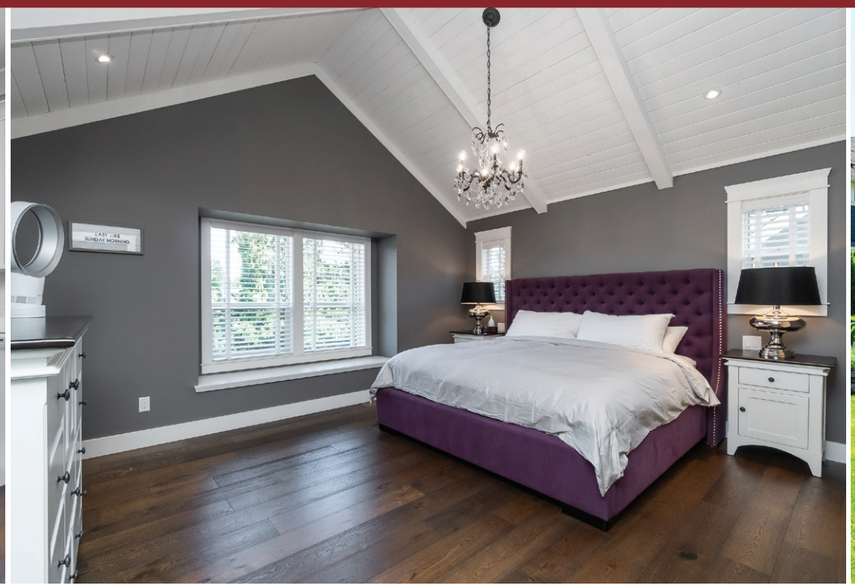

FORT LANGLEY custom, European built home - design & craftsmanship at its' finest. Custom solid wood cabinetry & built-ins everywhere. One of a kind antique light fixtures by Scott Landon. Wide plank oak hardwood & extensive millwork throughout. Open concept for entertaining is a chef's dream w/ high-end professional appliances. Master w/ vaulted ceilings & spa-like ensuite. Basement w/ sep. entry, wet bar w/ custom reclaimed wood bar top, DW, fridge, wine closet, media room, large rec room, craft room, bed & bath. Yard is your own private oasis w/ meticulous landscaping, lighting, water features, irrigation & gas fire pit. Vaulted ceiling patio w/ outdoor kitchen. RV parking.

Price	$2,350,000
Lot	10,398 sf
Size	4,754 sf
Bedrooms	5
Bathrooms	5