

FEATURE LIST

21772 44th Avenue, South Langley

- Gated half acre property - Landscaped yard / private park like setting on green belt
- Backyard gas fire place
- Kitchen opens on to large covered patio with outdoor kitchen & built in BBQ
- Soaring 20 foot interior ceilings
- Oversized Gourmet Chef's kitchen with granite counter tops
- Fisher & Paykel high end stainless steel appliance package
- Engineered hardwood throughout
- Three 60 inch electric linear fireplaces
- Master suite offers HUGE bathroom with 6 x 6 glass shower and stand alone tub
- 10 x 14 master bedroom closet
- Master Bedroom exterior balcony
- Every Bedroom (4) has own ensuite and walk in closet
- Main floor one bedroom private entrance nanny/family or rental suite
- HVAC system including Air Conditioning
- Sprinkler/irrigation both front and back
- Alarm system and security cameras
- Generous "True" triple Garage with drive thru access to rear detached 900 sf garage/workshop (or coach house)
- RV /Boat secure gated parking w/220 service
- Steel beam construction (6 total)
- 6 foot height storage crawl space in garage
- Ceramic tiles from Ames Tile
- Granite countertops by Apex Granite and Tile