



British Manor Custom Homes

2811, 202 A, Langley

- 5840 sq. ft home including triple garage (661 sq. ft)
- 9473 sq. ft lot
- Main floor with 10'-03/4 ceiling height
- Open two stories foyer/entrance
- Custom milled post and beams
- Custom made commercial grade office glass door, swings both ways
- Spice Kitchen with dual fuel range, sink and a compact dishwasher
- Custom designed main kitchen with gas cook top, pot filler, wine fridge, 17 feet long – 2 level island
- 60" linear gas fireplace with 5 flame height options and touch screen remote control in family room
- Light filtering roller blinds on main floor, privacy roller blinds on upper floor and basement.
- Loft area on 2nd floor
- Basement with soundproof resilient channels
- 2-bedroom legal suite with its own washer/dryer, heating, alarm system, and separate entrance
- Entertainment area in basement with bar, compact fridge, sound system/projector rough in, full bathroom, and a bedroom
- 91/2 wide, 84-inch-long water-resistant flooring with lifetime finish warranty on all 3 floors
- Lennox Energy Star-qualified Heat Pump and A/C
- Triple glazed windows
- Navien high efficiency tankless water heater
- RV/Boat parking space on the side
- Rough in pipe for solar panels
- Rough in finished for electrical car plug
- Security Cameras

Regards,

British Manor Custom Homes Team

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"Happiness is not in the mere possession of money;
it lies in the joy of achievement, in the thrill of creative effort."

-Franklin D. Roosevelt

