

3370 272nd Street, Langley BC Canada

MLS# F1107682

**\$899,000**

Come home to this 2 story home in Aldergrove, just minutes from the highway with a 2nd story fully contained suite. 1/2 acre of privacy with a stream in your back yard with large parking area. Large sundeck overlooking a manicured yard, very modern decor, Mrs Clean lives here.



**RAY YENKANA**

Commercial & Residential Real Estate Specialist

Toll Free: 1-866-206-0832

E-mail: [ray@rayenkana.com](mailto:ray@rayenkana.com)

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Langley, Aldergrove Langley  
3370 272ND ST, V4W 3X2

MLS# F1107682

Residential Detached  
**Active**



List Price: \$899,000  
List Date: 13-Mar-11  
Days on Mkt: 51  
Expiry Date: 31-Dec-11

Complex/Subdiv  
Previous Price: Frontage: 132.00 f PID: 900-558-474  
Original Price: \$899,000 Frontage Metric: Approx Yr Blt: 2000  
Meas Type: Feet Bedrooms: 4 Age at List Date: 11  
Depth/Size: 161 Bathrooms: 4 Type: House/Single Family  
Lot Area SqFt: 21,780 Full Baths: 3 Zoning: R1B  
Rear Yard Exp: E Half Baths: 1 Taxes: \$4,617 (2010)  
Flood Plain: No If New GST/HST Incl: Tax Incl Utilities: No  
View: N  
Serv Connected: Electricity, Natural Gas, Sanitary Sewer,

Style of Home: 1 Storey, 2 Storey  
Construction: Frame - Wood  
Foundation: Concrete Perimeter  
Exterior: Mixed, Wood, Other  
Rainscreen: R/I Plumbing: No  
Type of Roof: Asphalt  
Renovations: Year of Reno:  
Flooring: Mixed  
Water Supply: City/Municipal  
Heat/Fuel: Forced Air, Natural Gas  
No. of Fireplaces: 1 R/I Fireplaces:  
Fireplace Fuel: Gas - Natural  
Outdoor Area: Balcony(s), Patio(s)  
Registered: CSA/BCE:  
Fixtures Leased: N  
Fixtures Removed: N

Total Parking: 5  
Covered Parking: 2  
Parking Access: Front  
Parking Facilities: Garage; Double, Garage Underbuilding  
Dist to Public Trans: 3 BLKS  
Dist to School Bus:  
Possession: Freehold NonStrata  
Seller's Interest: Registered Owner  
Mortgage Info: \$0  
Property Disclosure: N - UPON OFFER  
Out Buildings: /Garage Sz: 22' x 22'  
Pad Rental:

Legal: SALE CANNOT BE COMPLETED UNTIL PROP. SUBDIV. PROPERTY IS REGISTERED.  
Amenities: In Suite Laundry  
Site Influences: Central Location, Private Yard, Treed  
Municipal Charges:  
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 17'	Above	Kitchen	8' X 9'			X
Main F.	Kitchen	13' X 15'			X			X
Main F.	Dining	12' X 14'			X			X
Main F.	Entrance Hall	13' X 10'			X			X
Main F.	Bedroom	16' X 13'			X			X
Main F.	Bedroom	12' X 12'			X			X
Above	Bedroom	11' X 10'			X			X
Above	Bedroom	12' X 12'			X			X
Above	Den	11' X 14'			X			X
Above	Other	22' X 13'			X			X

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area:	1,626	1	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up:	823	# Kitchens:	2	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	2	3	3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt:	0	Crawl/Bsmt Height:		4	3 Piece; Ensuite: N; Level: Above
Total Finished Floor:	2,449	Basement Area:	Crawl, None	5	
Unfinished Floor:	0	Suite:	Unauthorized Suite	6	
Grand Total Floor Area:	2,449			7	
				8	

Listing Broker 1: RE/MAX Little Oak Realty 604-859-2341  
Listing Sales Rep 1: Ray Yenkana - PREC [ray@remax.net](mailto:ray@remax.net) 604-859-2341  
Listing Sales Rep(s):  
Listing Broker 2:  
Selling Broker(s):  
Selling Sales Rep(s):  
Owner: Wayne & Diane Kuypers  
Commission: S-3.22% 1ST 100K/1.22% BAL

Appointments: Phone L.R. First  
For Appts Call: Ray Yenkana  
Appointment Ph: 800-668-8661  
Occupancy: Owner

Realtor Remarks: Property contains accommodation which is not authorized. Non registered proposed subdiv. property, contact L.R.

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