

22354 OLD YALE ROAD

4 BED | 3 BATH

LOT SIZE 10,234 SQFT | LIVING AREA 3,670 SQFT



Totally remodeled 2 storey on ¼ acre! Spectacular gourmet kitchen, w/ 6 burner gas range, full size side-by-side fridge & freezer, bar fridge, drawer microwave & oversized island w/ B/I walnut butcher block: perfect for entertaining w/ multiple cooks at once. Adjacent bright, spacious family room entertaining space w/ custom built-ins, gas F/P & French doors to private, South facing yard. Formal dining/living rooms, incl. wood burning F/P, perfect for a crackling fire on cold winter nights. Huge main bedroom w/ luxury dream ensuite, walk-in shower, heated floors, individual vanities & plenty of room for 2 to get ready in your own space. Upstairs incl. 3 more generous bedrooms plus a rec room w/ B/I bar above the garage. Also incl. new furnace, A/C, in-ground sprinklers & sec-sys w/cameras.



604-704-8551
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL & TYLER SCHACTER
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE

Walk Score

48

Car-Dependent

Most errands require a car

Bike Score

69

Bikeable

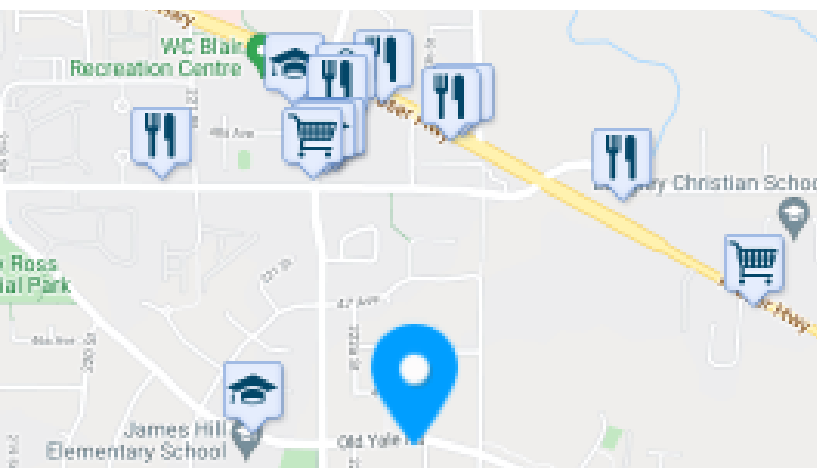
Some bike infrastructure

Transit Score

36

Some Transit

Some bike infrastructure



SCHOOL CATCHMENT

James Hill Elementary

22144 Old Yale Road
Langley, BC V2Z 1B5
(604) 530-0251

H.D. Stafford Middle School

20441 Grade Crescent
Langley, BC V3A 4J8
(604) 534-9285

Langley Secondary

21405 56 Avenue
Langley, BC V2Y 2N1
(604) 534-4171

COMMUTE

to downtown Langley



8 min



15 min

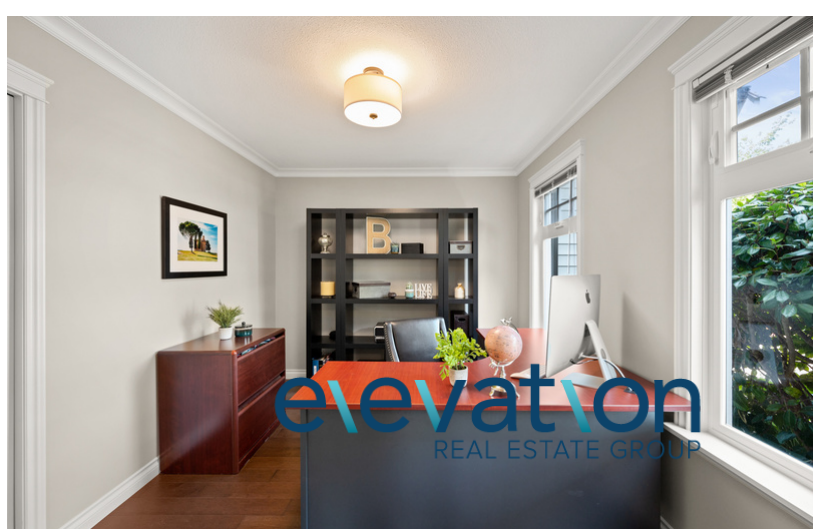


18 min



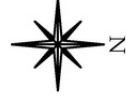
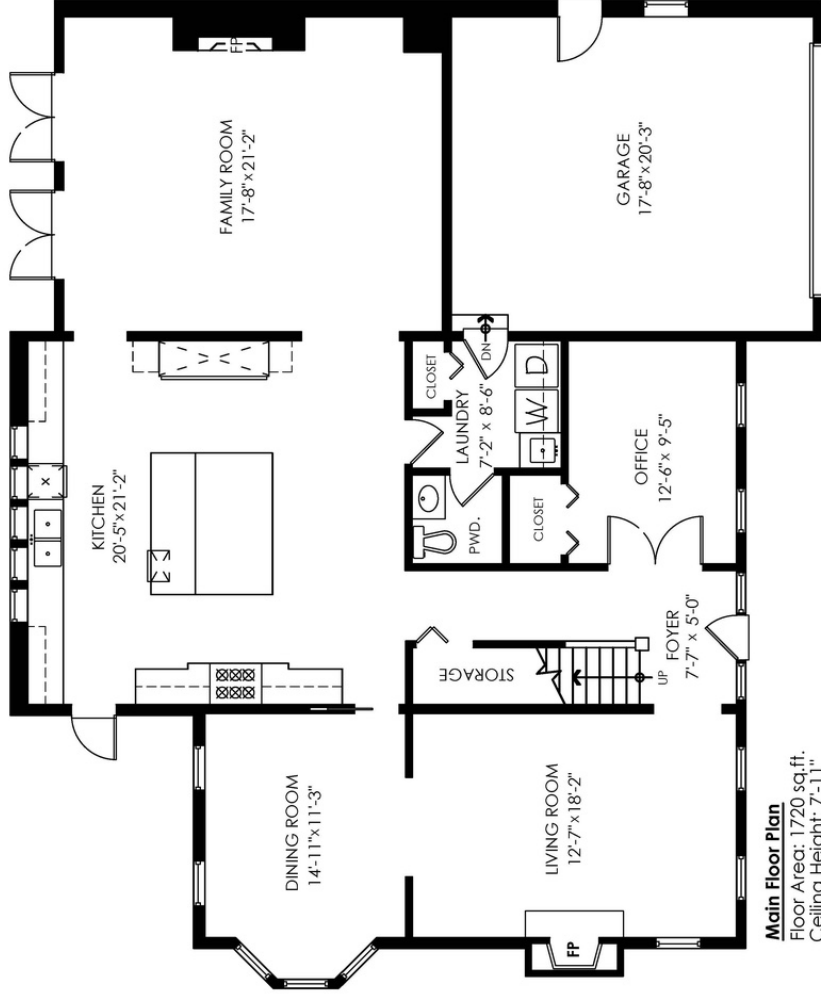
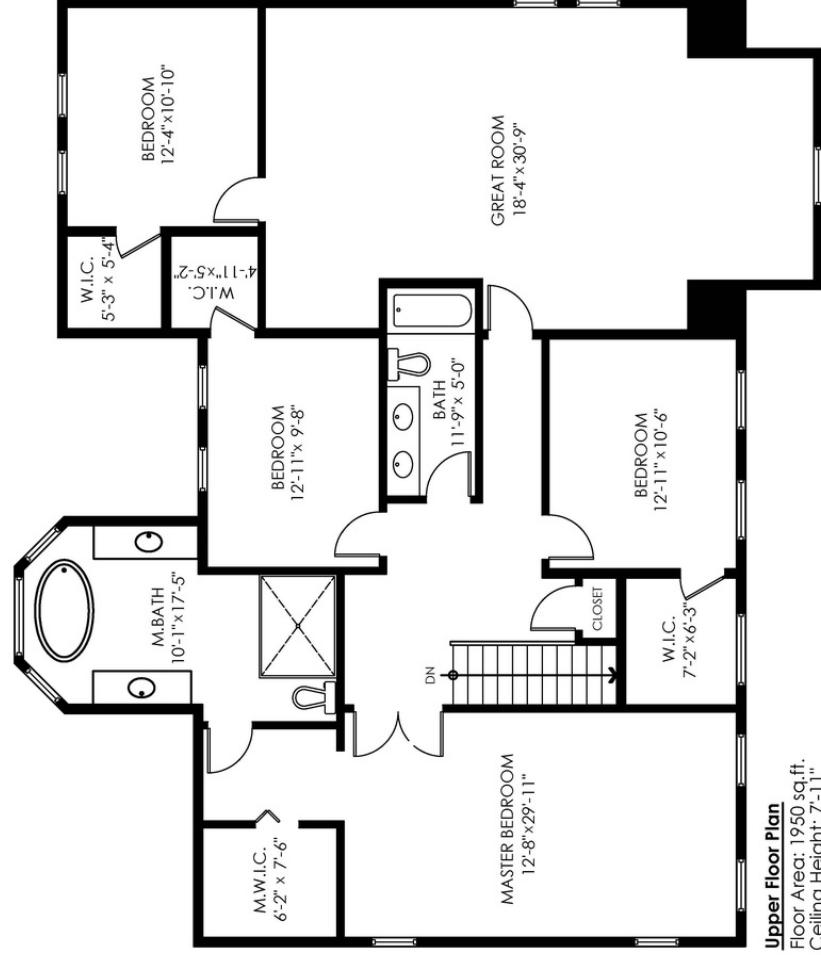
45 min







Main Floor:	1,720 sq.ft.
Upper Floor:	1,950 sq.ft.
Total Livable:	3,670 sq.ft.
Garage:	390 sq.ft.
Grand Total:	4,060 sq.ft.



Active
R2602182
 Board: F
 House/Single Family

22354 OLD YALE ROAD

Langley
 Murrayville
 V2Z 1A8

Residential Detached

\$1,849,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,849,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1991**
 Frontage(feet): **78.41** Bathrooms: **3** Age: **30**
 Frontage(metres): **23.90** Full Baths: **2** Zoning: **R-1E**
 Depth / Size: **141.08** Half Baths: **1** Gross Taxes: **\$5,946.39**
 Lot Area (sq.ft.): **10,234.00** Rear Yard Exp: **South** For Tax Year: **2020**
 Lot Area (acres): **0.23** P.I.D.: **017-388-252** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations: **Addition**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year: **2019**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **5 Blks** Dist. to School Bus: **3 Blks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 2 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT PLAN LMP402**

Amenities:
 Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Sprinkler - Fire, Storage Shed, Vacuum - Built In, Wet Bar, Wine Cooler**

Finished Floor (Main):	1,720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,950	Main	Foyer	7'7 x 5'0	Above	Recreation Room	18'4 x 30'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'7 x 18'2	Above	Bedroom	12'11 x 10'6	Main	2
Finished Floor (Below):	0	Main	Dining Room	14'11 x 11'3	Above	Walk-In Closet	7'2 x 6'3	Above	4
Finished Floor (Basement):	0	Main	Kitchen	20'5 x 21'2			x	Above	4
Finished Floor (Total):	3,670sq. ft.	Main	Family Room	17'8 x 21'2			x		
Unfinished Floor:	0	Main	Laundry	7'2 x 8'6			x		
Grand Total:	3,670sq. ft.	Main	Office	12'6 x 9'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Master Bedroom	12'8 x 29'11			x		
Suite:None		Main	Walk-In Closet	6'2 x 7'6			x		
Basement:Crawl		Above	Bedroom	12'11 x 9'8			x		
		Above	Walk-In Closet	4'11 x 5'2			x		
		Above	Bedroom	12'4 x 10'10			x		
		Above	Walk-In Closet	5'3 x 5'4			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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