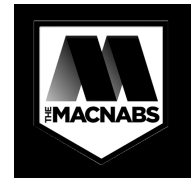




Presented by: **Craig Johnston**

Keller Williams Elite Realty  
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**Active**  
**R2836381**

Board: F  
Townhouse

**47 9235 MCBRIDE STREET**

Langley  
Fort Langley  
V1M 2S5

Residential Attached

**\$1,775,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,775,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2014</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>9</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>CD-94</b>
Depth / Size (ft.): <b>0.00</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,110.82</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>029-497-078</b>	For Tax Year: <b>2023</b>
Flood Plain:	View: <b>Yes : Greenbelt</b>	Tax Inc. Utilities?: <b>Yes</b>
View: <b>Yes : Greenbelt</b>	Complex / Subdiv: <b>McBride Station</b>	Tour: <b>Virtual Tour URL</b>
First Nation:	Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Heat Pump, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Visitor Parking**  
Dist. to Public Transit: **Close by** Dist. to School Bus: **Close by**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed, Carpet**

Legal: **PL EPS2102 LT 40 DL 79 LD 36 GROUP 2**

Amenities: **Garden, Playground**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Pantry, Vacuum - Built In, Vaulted Ceiling, Wet Bar, Wine Cooler**

Finished Floor (Main): **1,258**  
Finished Floor (Above): **775**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,258**  
Finished Floor (Total): **3,291 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **3,291 sq. ft.**

Units in Development: **52**  
Exposure: **South**  
Mgmt. Co's Name: **Hugh & McKinnon**  
Maint Fee: **\$685.78**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **Locker: No**  
Storeys in Building:  
Mgmt. Co's #: **604-531-1909**  
Council/Park Apprv?:

Suite: **None**  
Basement: **Full, Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **18**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Great Room	17'0 x 12'11	Above	Walk-In Closet	5'7 x 6'10	1	Main	2	No
Main	Dining Room	10'9 x 9'3	Above	Bedroom	10'11 x 9'9	2	Main	4	Yes
Main	Kitchen	13'8 x 9'3	Above	Walk-In Closet	3'5 x 6'1	3	Above	4	No
Main	Office	11'9 x 9'0	Above	Family Room	15'2 x 12'8	4	Bsmt	4	No
Main	Laundry	9'2 x 6'2	Bsmt	Bedroom	14'9 x 11'0	5			No
Main	Primary Bedroom	16'4 x 11'0	Bsmt	Recreation Room	20'5 x 22'3	6			No
Main	Walk-In Closet	9'4 x 5'2	Bsmt	Bar Room	8'4 x 7'2	7			No
Above	Bedroom	12'4 x 10'10	Bsmt	Gym	11'1 x 12'8	8			No

Listing Broker(s): **Macdonald Realty (Langley)**

**Welcome to sought-after McBride Station. Rarely available, almost 3,300 sq ft (largest floor plan), located in a quiet part of the complex with a fenced, south-facing yard backing on designated green space. Extremely private! Features 4 bedrooms with master on the main, a custom glass walled office, air-conditioning, great room with coffered ceilings, custom millwork, and a large island. Upstairs has a spacious loft, custom built-in bed/nook area and a second bedroom with vaulted ceilings. Full basement features a home gym with Nike grind flooring and mirrored wall, large bar kitchen, games and entertainment room. Plenty of storage. Big house amenities with a low maintenance lifestyle. Miles of walking trails from the back gate. Fantastic location, steps to great eateries & all amenities.**