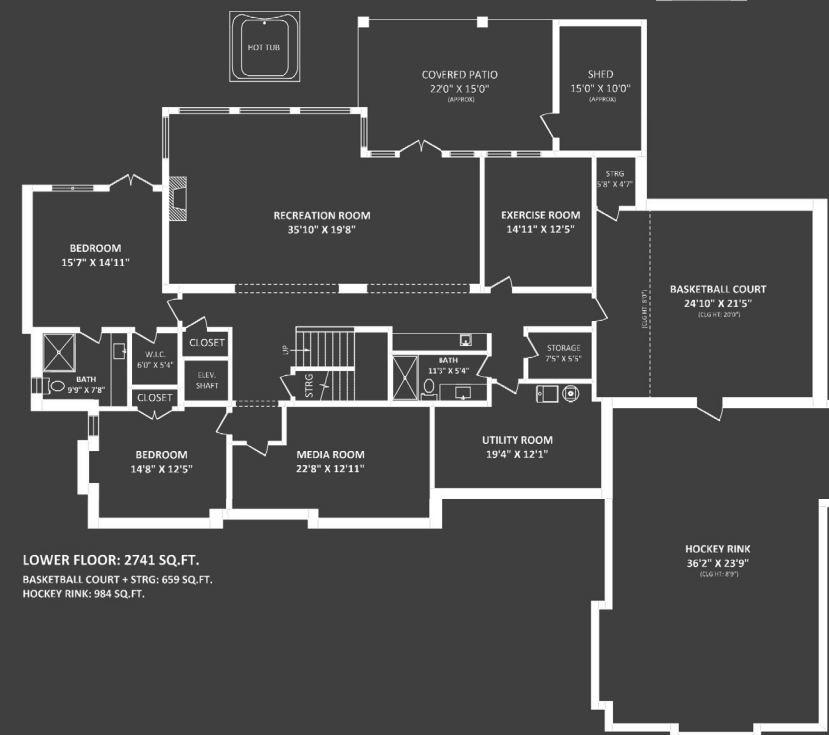




MAIN FLOOR: 2844 SQ.FT.

UPPER FLOOR: 2186 SQ.FT.



LOWER FLOOR: 2741 SQ.FT.  
 BASKETBALL COURT + STRG: 659 SQ.FT.  
 HOCKEY RINK: 984 SQ.FT.

TOTAL FINISHED AREA: 7771 SQ.FT.

OTHER AREA(S)

BASKETBALL COURT + STRG:	659 SQ.FT.
HOCKEY RINK:	984 SQ.FT.
GARAGE:	989 SQ.FT.
DECKS:	714 SQ.FT.*
PORCH:	622 SQ.FT.*
COVERED PATIO:	335 SQ.FT.*
SHED:	162 SQ.FT.*



**MIKE GRAHAME & TYSON ANGUS**

Personal Real Estate Corporation

Homelife Benchmark Realty Corp.

604.531.1111

[sold@mikegrahame.com](mailto:sold@mikegrahame.com)



# 19741 3A Avenue, Langley



Please contact Mike Grahame Personal Real Estate Corporation for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.







**19741 3A Avenue, Langley**

Welcome to High Point & this beautiful custom built craftsman style dream home. Designed by renowned Sucasa Design & Masterfully built by Copper Creek Homes. Set on a grand, gated 1.02 Acre view lot sits the 3 level 9,414 sqft home. Quality & attention to detail are evident throughout. Main floor feats formal living/dinning rooms, large separate office, grand great room with soaring 2 story ceilings & stunning views. Large chefs kitchen leads to outdoor covered deck. Laundry/mudroom & 3 car garage. 4 Large beds up, all w /vaulted ceilings. Including the master retreat with spa style ensuite, walk in closet & sitting area Full walk out basement with 2 bedrooms, media room, gym, large open rec room, indoor basketball & floor hockey courts. Flat yard with in-ground saltwater pool & safety cover. A magnificent home!



Style	2 Storey with Bsmt
Year Built	2014
Bedrooms	6
Bathrooms	6
Size	9,414 ft <sup>2</sup>
Lot	44,431 ft <sup>2</sup>
Frontage	123 ft
Taxes	\$12,991.59

For more photos and a virtual tour, please visit: [www.mikegrahame.com](http://www.mikegrahame.com)

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