

Bonus Extras In This Home:

Flooring:

- Laminate on main (done by former owner)
- Laminate upstairs (with exception of tile in washroom)
- Laminate in den (only staircases are carpeted)
- New tiling at front entrance in 2015

Other Upgrades:

- Stainless steel 'Anconda' range hood installed above stove (fan/lighting) 2015
- Original faucet replaced
- Front door handles/lock replaced, 2016
- Fresh caulking in washroom, Sep 2016
- Low or No VOC premium paint in each room (Benjamin Moore Aura, CIL Low VOC)

Custom/Built-ins:

- Custom window encasements on all windows & patio doors
- Coat hooks at front entrance
- Custom wainscoting at front entrance, 2015
- Hooks/storage/shelf at top of stairs to den
- Shelving unit feature on den wall
- Wood & galvanized pipe desk in den
- Organizer/shelf in upstairs bedroom
- 1 of 2 closets in M/B converted to a cozy reading alcove

Features/Highlights:

- Uniquely situated for privacy; not facing/backing on to anyone
- Close to everything: Amenities such as Moreno's Market, Starbucks, TD Bank, etc, bus routes within a block, walking distance to Langley Events Centre, RC Garnett Elementary, R.E. Mountain High School & a short bus ride to Yorkson Creek Middle School
- One of the few largest driveways in Denim
- Private, spacious back yard, accessed by patio doors from den
- Beside Clubhouse
- One of the few largest flower beds with Heather, succulents, perennials, large Rosemary plant, etc & beautiful Maple tree, provides additional privacy
- Backyard fences approved by Strata for gates to fully enclosed yard, can provide approval
- Beside corner unit



BEAUTIFUL 2 BEDROOM TOWNHOUSE IN HIGHLY COVETED DENIM COMPLEX

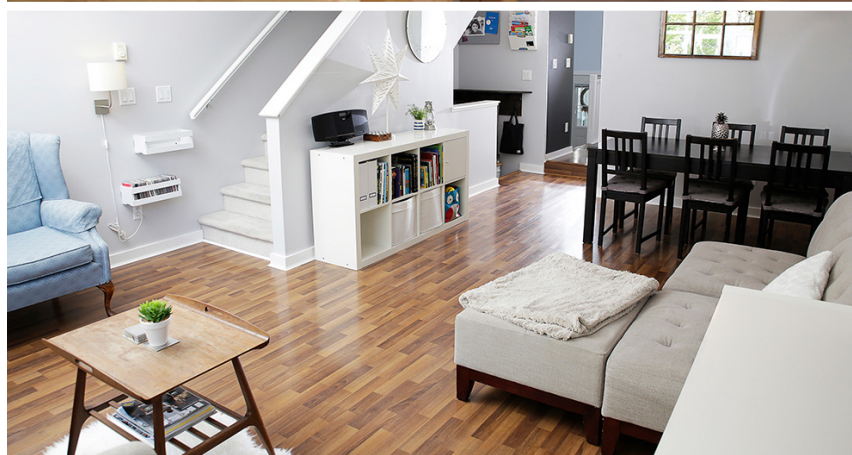


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Rarely available, Meticulously Maintained

#10 - 7179 201 Street, Langley

\$409,900



This fabulous 2 bedroom with basement rec room (could be 3rd bedroom) is ideally situated within the Denim complex and features laminate floors, open kitchen with island, designer paint selections & light fixtures, built in shelves, new entrance tile, and new stainless steel Anconda hood fan. Privately positioned with sunny backyard exposure that is perfect for BBQ's and entertaining guests. Conveniently located near clubhouse so you can take advantage of the well appointed lounge and gymnasium. Bonus features include an extra long driveway for 2nd vehicle. Close to shopping and nearby schools. Do not miss this opportunity!

2 BEDROOMS • 1 BATHROOM • DEN/REC ROOM • 1,208 SQ.FT OF LIVING SPACE

