

6063 256 Street  
Langley, BC



Performance

Power Play Realty  
#110 - 22196 50th Ave  
Langley, BC, V2Y 2V4  
Office: 604-533-3231

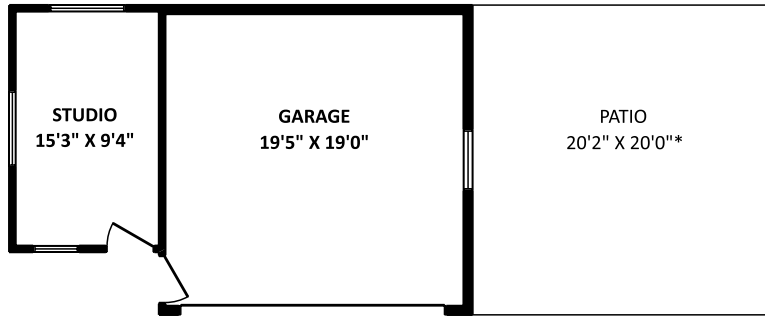


**BRIAN KIRKWOOD**

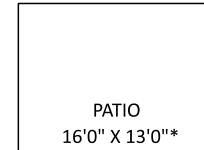
Cell: 604-834-6262

Email: info@kirkwoodteam.com

Website: www.kirkwoodteam.com



**STUDIO: 164 SQ.FT.**



**TOTAL FINISHED AREA: 3704 SQ.FT.**

MAIN HOUSE: 1792 SQ.FT.

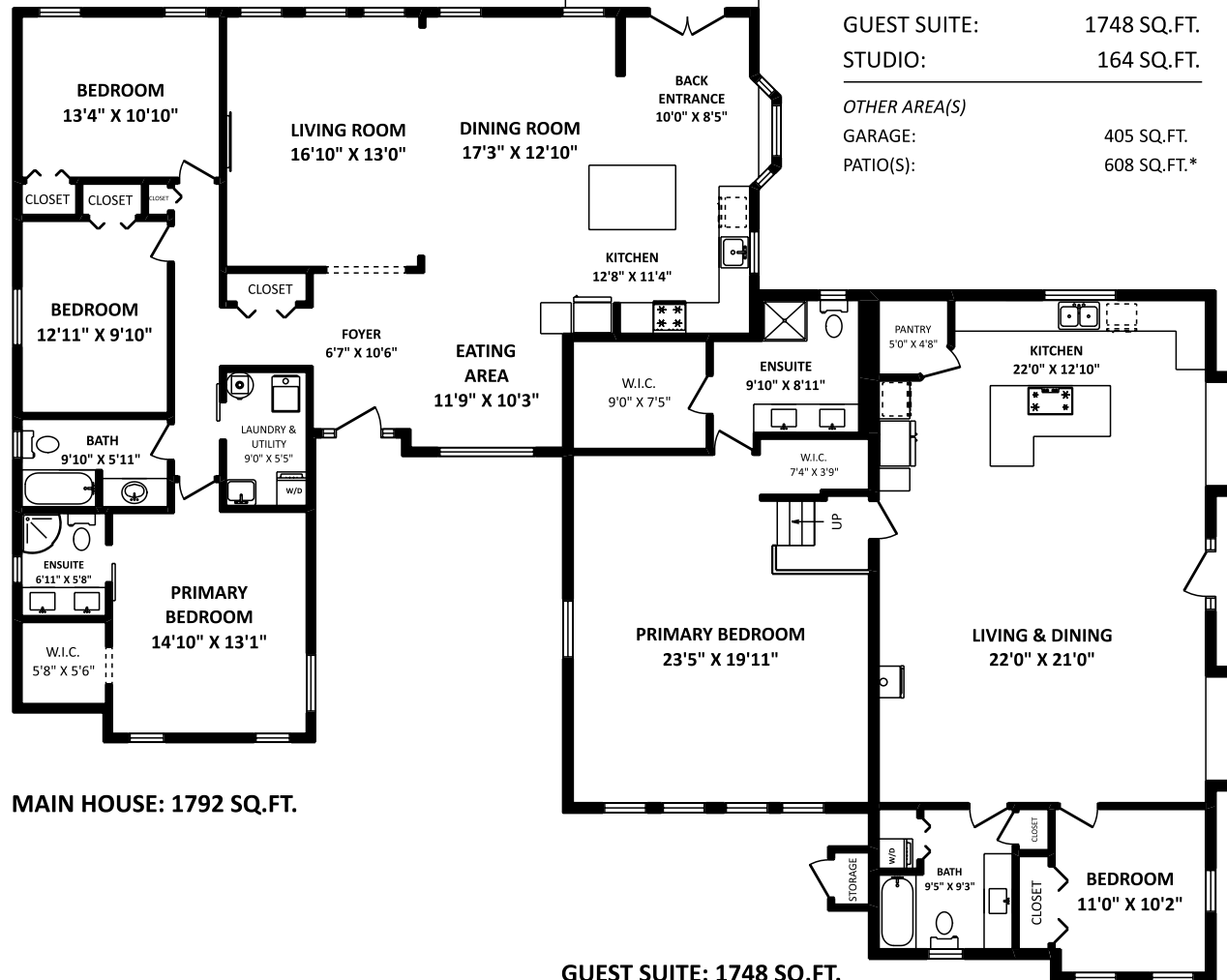
GUEST SUITE: 1748 SQ.FT.

STUDIO: 164 SQ.FT.

*OTHER AREA(S)*

GARAGE: 405 SQ.FT.

PATIO(S): 608 SQ.FT.\*



**MAIN HOUSE: 1792 SQ.FT.**

**GUEST SUITE: 1748 SQ.FT.**

SEPTEMBER 6, 2024



TEL: 604-575-1244  
www.seevirtual360.com

DISCLAIMERS:

1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
  2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE. EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2013)
  3. FOR DETACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (ANSI Z765-2013)
  4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.
- \* ANY MEASUREMENTS WITH AN ASTERISK (\*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.

