

R2417539
House/Single Family

8059 210 STREET
Langley
Willoughby Heights
V2Y 0K2

Residential Detached
\$1,325,000 (LP)



Depth/Size (ft.): **107.91** Frontage (ft.): **26.25** Approx. Yr Built: **2011**
 Lot Area (sq.ft.): **5,869.00** Bedrooms: **6** Age: **8**
 Flood Plain: Bathrooms: **5** Zoning: **R-CL**
 Rear Yard Exp: **West** Full Baths: **4** Gross Taxes: **\$6,278.74**
 Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **028-285-298**

View: **Yes: MOUNTAINS**
 Complex / Subdiv: **YORKSON**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

| | |
|---|--|
| Style of Home: 2 Storey w/Bsmt. | Total Parking: 4 Covered Parking: 2 Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Double |
| Exterior: Stone,Vinyl,Wood | Dist. to Transit: Dist to School Bus: |
| Foundation: Concrete Perimeter | Title to Land: Freehold NonStrata |
| Rain Screen: | Property Disc.: Yes |
| Renovations: | PAD Rental: |
| # of Fireplaces: 1 | Fixtures Leased: No |
| Fireplace Fuel: Natural Gas | Fixtures Rmvd: No |
| Water Supply: City/Municipal | Floor Finish: Hardwood,Tile,Wall/Wall/Mixed |
| Fuel/Heating: Forced Air,Natural Gas | |
| Outdoor Area: Fenced Yard,Patio(s) | |
| Type of Roof: Asphalt | |

Legal: **PL BCP45543 LT 31 LD 36 SEC 25 TWP 8**
 Amenities: **Garden,Guest Suite,In Suite Laundry,Storage**
 Site Influences: **Cul-de-Sac,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|----------------|-------------|-------|------|------------|
| Main | Foyer | 7'1 x 9'10 | Above | Walk-In Closet | 8'1 x 7'9 | | | x |
| Main | Den | 11'8 x 10'1 | Below | Bedroom | 11'8 x 10'2 | | | x |
| Main | Kitchen | 10'1 x 16'0 | Below | Bedroom | 10'8 x 10'0 | | | x |
| Main | Dining Room | 11'5 x 17'0 | Below | Kitchen | 10' x 10' | | | x |
| Main | Living Room | 16'0 x 17'0 | Below | Living Room | 13' x 12' | | | x |
| Main | Laundry | 11'1 x 6'8 | Below | Great Room | 16' x 17' | | | x |
| Above | Master Bedroom | 16'0 x 16'8 | | | x | | | x |
| Above | Bedroom | 11'7 x 10'3 | | | x | | | x |
| Above | Bedroom | 11'3 x 9'11 | | | x | | | |
| Above | Bedroom | 11'11 x 10'4 | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|---------------------|--------------------|------|-------|-------------|----------|
| Finished Floor (Main): | 1,215 | # of Rooms: | 16 | Bath | Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,289 | # of Kitchens: | 2 | 1 | Main | 2 | No |
| Finished Floor (Below): | 1,229 | # of Levels: | 3 | 2 | Above | 5 | Yes |
| Finished Floor (Basement): | 0 | Suite: | Legal Suite | 3 | Above | 4 | No |
| Finished Floor (Total): | 3,733 sq. ft. | Crawl/Bsmt. Height: | | 4 | Below | 4 | No |
| Unfinished Floor: | 0 | Beds in Bsmt.: | 0 | 5 | Below | 4 | No |
| Grand Total: | 3,733 sq. ft. | Basement: | Full | 6 | | | |
| | | | | 7 | | | |
| | | | | 8 | | | |

Listing Broker(s): **Homelife Benchmark Realty (Langley) Corp., Homelife Benchmark Realty (Langley) Corp.**

STUNNING custom built home by MARK IV with 4 bedrooms upstairs and a full bedroom sized den on the main floor. The beautiful fully finished basement features a private entrance to a large 1 bedroom legal suite plus a huge mother in-law/bachelor suite that can also be part of your own living space. Brilliant architectural design, elegant finishing and high end fixtures and appliances, this one of a kind home features a vaulted ceiling master bedroom with breathtaking en-suite spa and huge walk in closet. Nearly 6000 sqft, professionally designed maintenance free yard in one of the largest lots in this family oriented neighbourhood near the best schools, parks, shopping and entertainment. **OPEN HOUSE SATURDAY NOV 16 2-4PM**