

R2460285
Townhouse

64 20881 87 STREET
Langley
Walnut Grove
V1M 3X1

Residential Attached
\$799,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1998**
 Bedrooms: **4** Age: **22**
 Lot Area: Bathrooms: **3** Zoning: **CD-11**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,964.95**
 Rear Yard: **West** Half Baths: **1** For Tax Year: **2019**
 Exp: Maint. Fee: **\$334.50** P.I.D.: **023-940-069**
 Mgmt. Co's Name: **HUGH MCKINNON REALTY LTD.**
 Mgmt. Co's Phone: **604-531-1909**
 View: **Yes: Treed Ravine**
 Complex / Subdiv: **Kew Gardens**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Fenced Yard,Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker: **No**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Snow removal**
 Legal: **PL LMS2598 LT 51 LD 36 SEC 25 TWP 8 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FO**
 Amenities: **None**
 Site Influences: **Central Location,Golf Course Dev.,Greenbelt,Private Yard,Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'7 x 4'1	Above	Master Bedroom	16'9 x 12'9			x
Main	Living Room	11'2 x 16'2	Above	Bedroom	11'1 x 12'3			x
Main	Dining Room	9'11 x 13'9	Above	Bedroom	10'11 x 8'10			x
Main	Kitchen	11'10 x 8'	Above	Bedroom	19'2 x 11'7			x
Main	Eating Area	9'3 x 7'1	Above	Walk-In Closet	4'8 x 6'10			x
Main	Family Room	12'4 x 11'7			x			x
Main	Den	7'11 x 7'10			x			x
Main	Storage	8'11 x 3'0			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,061	# of Rooms: 13	# of Kitchens: 1	# of Levels: 2	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	1,152	Crawl/Bsmt. Height:			1	Main	2	No
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	3	Yes
Finished Floor (Total):	2,213 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed			5			No
Grand Total:	2,213 sq. ft.	Basement: None			6			No
					7			No
					8			No

Listing Broker(s): **RE/MAX Treeland Realty**

Nestled in one of Walnut Grove's most popular townhouse complexes, you'll find this bright and open DETACHED 4 bedroom home with a manicured private backyard. Located within walking distance to all levels of schools and located in Alex Hope/WGSS catchment, you'll enjoy easy access to recreation, shopping, coffee shops and highway #1 should you have a daily commute. This home has been upgraded with hardwood flooring throughout, s/s appliances, washer/dryer, paint and has been carefully maintained...and the complex just installed a brand new roof! Enjoy the conveniences of a detached home without the expense of one! Come view Kew Gardens today!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.