

R2494521
Townhouse

14 8438 207A STREET
Langley
Willoughby Heights
V2Y 0N8

Residential Attached
\$538,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2014**
 Bedrooms: **2** Age: **6**
 Lot Area: Bathrooms: **2** Zoning: **CD92**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,022.45**
 Rear Yard: Half Baths: **0** For Tax Year: **2019**
 Exp: Maint. Fee: **\$189.72** P.I.D.: **029-379-296**
 Mgmt. Co's Name: **AWM Alliance**
 Mgmt. Co's Phone: **604-685-3227**
 View:
 Complex / Subdiv: **YORK BY Mosaic**
 Services Connected: **Electricity,Water**

Style of Home: **3 Storey,Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed,Vinyl,Wood**
 Foundation: **Concrete Slab**
 Rain Screen: **Full**
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**
 Type of Roof: **Asphalt**

Total Units in Strata: **94**
 Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Carpport; Single,Garage; Single,Visitor Parking**
 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: **Laminate,Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Snow removal**
 Legal: **STRATA LOT 14 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1805**
 Amenities: **Garden,In Suite Laundry,Playground**
 Site Influences: **Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	4'11 x 7'9			x			x
Main	Living Room	14'4 x 13'8			x			x
Main	Kitchen	10'10 x 12'0			x			x
Main	Dining Room	11'3 x 8'0			x			x
Above	Master Bedroom	14'4 x 13'6			x			x
Above	Bedroom	10'11 x 10'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	466	# of Rooms: 6 # of Kitchens: 1 # of Levels: 3	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	480	Crawl/Bsmt. Height:	1	Below	3	No
Finished Floor (Below):	183	Restricted Age:	2	Above	5	Yes
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	1,129 sq. ft.	# or % of Rentals Allowed: 100	4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed	5			No
Grand Total:	1,129 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **Royal LePage - Wolstencroft**

2 BDRM //2 FULL BATHROOM //1,129 SqFt -This bright & beautiful unit is FULL of UPGRADES & has a fresh coat of paint! LIKE NEW-All you need to do is move in! BUILT-IN entertainment unit & feature wall in the living room, Gourmet Kitchen w/tons of sleek white cabinets, SS appliances & designer lighting. Upstairs, there are 2 large & bright bedrooms with ample closet space. Custom WALNUT wood wall in master bdrm! Enjoy the evening sun off the over-sized balcony with plenty of space for a bbq & patio set. Spacious garage w/extra built in storage, EPOXY flooring & driveway for parking that large vehicle.This home also has a fenced & gated front yard area perfect for KIDS and PETS.

Near recreation, excellent schools, shopping & efficient transportation routes(HWY 1 & Carvolt Exchange BUS LOOP).

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