

**R2502154**  
Townhouse

**72 9208 208TH STREET**  
Langley  
Walnut Grove  
V1M 2M9

Residential Attached  
**\$759,900 (LP)**



Depth/Size (ft.):  
Lot Area  
Flood Plain:  
Rear Yard Exp:  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View:  
Complex / Subdiv:  
Services Connected:

Frontage (ft.):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$392.16**

Approx. Yr Built: **1993**  
Age: **27**  
Zoning: **RM-2**  
Gross Taxes: **\$3,655.23**  
For Tax Year: **2020**  
P.I.D.: **018-364-209**

**Associa**  
**604-591-6060**  
**Churchill Park**  
**Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Rancher/Bungalow,Rancher/Bungalow w/Loft**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Heat Pump,Natural Gas,Radiant**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Total Units in Strata: **147**  
Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
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: **Caretaker,Garbage Pickup,Gardening,Management,Recreation Facility,Sewer,Snow rem**  
Legal: **STRATA LOT 72 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN LMS985T**  
Amenities: **Club House,Exercise Centre,Pool; Outdoor,Swirlpool/Hot Tub**  
Site Influences: **Adult Oriented,Gated Complex,Recreation Nearby**  
Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwav e,Security System,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'11 x 14'4	Above	Bedroom	9'4 x 13'1			x
Main	Walk-In Closet	7'0 x 7'8	Above	Bedroom	12'10 x 14'9			x
Main	Laundry	3'0 x 3'0			x			x
Main	Foyer	7'4 x 11'10			x			x
Main	Kitchen	9'7 x 17'3			x			x
Main	Dining Room	16'6 x 9'3			x			x
Main	Living Room	15'0 x 16'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,121</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>443</b>	Crawl/Bsmt. Height:			1	Main	5	Yes
Finished Floor (Below):	<b>0</b>	Restricted Age:	<b>45+</b>		2	Main	2	No
Finished Floor (Basement):	<b>0</b>	# of Pets: Cats: Dogs:			3	Above	4	No
Finished Floor (Total):	<b>1,564 sq. ft.</b>	# or % of Rentals Allowed:			4			No
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed</b>			5			No
Grand Total:	<b>1,564 sq. ft.</b>	Basement: <b>None</b>			6			No
					7			No
					8			No

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

**This is it! Beautiful Churchill Park in the centre of Walnut Grove LANGLEY. This UPDATED 3 bedroom, 3 bathroom Rancher style townhome comes with the Master on the Main, a 2 Person Spa-like shower and ensuite, Hot Water on Demand, Vaulted Ceilings, Heat Floors, Fresh Paint throughout, Huge Kitchen Island, and MORE... You don't have to do a thing when you move in. This 45+ age restricted complex is highly sought after for its POOL and CLUBHOUSE, along with the well maintained Strata Property and lots of space between units. Walnut Grove has everything you could want as you are minutes from NATURE and CITY. FORT LANGLEY is minutes away and so is COSTCO. This is the TURN KEY place you have been waiting for as you have been looking to downsize. Don't wait, come see it... it will go fast!**

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