

R2503222
Townhouse

46 5670 208 STREET
Langley
Langley City
V3A 8G4

Residential Attached



Depth/Size (ft.):
Lot Area
Flood Plain: **No**
Rear Yard Exp:
Frontage (ft.):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$291.64**
Approx. Yr Built: **1992**
Age: **28**
Zoning: **RMF-2**
Gross Taxes: **\$1,840.49**
For Tax Year: **2019**
P.I.D.: **017-803-039**
Mgmt. Co's Name: **NAI GODDARD AND SMITH**
Mgmt. Co's Phone: **604-534-7974**
View:
Complex / Subdiv: **THE MEADOWS**
Services Connected: **Natural Gas,Storm Sewer**

Style of Home: **Rancher/Bungalow,Upper Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Fibreglass**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single,Tandem Parking,Visitor Parking**
Dist. to Transit: Dist to School Bus:
Units in Development: **50** Total Units in Strata: **50**
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: **Gardening,Management,Recreation Facility**
Legal: **STRATA LOT 46, DIST 37, GROUP 2, NWD, PLAN LMS390.**
Amenities: **In Suite Laundry,Storage**
Site Influences: **Golf Course Nearby,Recreation Nearby,Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Garage Door Opener,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	6'3 x 4'6			x			x
Main	Master Bedroom	13'9 x 11'2			x			x
Main	Bedroom	11'1 x 10'1			x			x
Main	Den	12'2 x 7'6			x			x
Main	Kitchen	11'5 x 10'5			x			x
Main	Dining Room	10'10 x 6'7			x			x
Main	Living Room	14'1 x 13'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,213	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No
Finished Floor (Below):	107	Restricted Age:			2	Main	3	Yes
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No
Finished Floor (Total):	1,320 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns			5			No
Grand Total:	1,320 sq. ft.	Basement: None			6			No
					7			No
					8			No

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

THE MEADOWS- UPPER, 1 LEVEL HOME ON QUIET SIDE OF WELL-MAINTAINED COMPLEX, W/VIEWS INTO COURTYARD & TREES. Feels like a house! Warm colors provide a peaceful vibe in this 2 (good-size) bedroom + Den (could be 3rd bedroom) w/ 2 full baths. Newer roof, appliances, flooring, blinds, lighting & deck. Spacious living room w/gas fireplace opens onto East facing sundeck (biggest in the complex) for morning sun & cooler evenings. Master bedroom boasts full ensuite w/soaker tub & walk thru closet. Garage w/extra parking spot outside. Storage locker & lots of visitor parking. Great location close to park, playground, transit, rec center, shopping. Pets & BBQ OK. Flexible move-in dates.

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