

R2512330
Apartment/Condo

213 8880 202 AVENUE
Langley
Walnut Grove
V1M 3Z2

Residential Attached



Depth/Size (ft.): **0.00** Frontage (ft.): Approx. Yr Built: **2005**
Bedrooms: **2** Age: **15**
Lot Area Bathrooms: **1** Zoning: **CD-25**
Flood Plain: Full Baths: **1** Gross Taxes: **\$2,310.00**
Rear Yard Half Baths: **0** For Tax Year: **2019**
Exp: Maint. Fee: **\$385.96** P.I.D.: **026-327-767**
Mgmt. Co's Name: **Bayside Properties**
Mgmt. Co's Phone: **604-432-7774**
View: **Yes: Courtyard, Garden**
Complex / Subdiv: **The Residences at Village Square**
Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

<p>Style of Home: Inside Unit,Upper Unit Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 1 Fireplace Fuel: Electric Water Supply: City/Municipal Fuel/Heating: Baseboard,Electric Outdoor Area: Balcony(s) Type of Roof: Metal</p>	<p>Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage; Underground,Visitor Parking Locker: Yes Dist. to Transit: Dist to School Bus: Units in Development: 93 Total Units in Strata: 93 Title to Land: Freehold Strata Property Disc.: Yes PAD Rental: Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Laminate,Mixed</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Recreation Facility**
Legal: **SL 41, SEC 35, TWP 8, NWD, STRATA PLAN BCS1359**
Amenities: **Elevator,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access,Concierge**
Site Influences: **Adult Oriented,Central Location,Golf Course Nearby,Retirement Community,Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 13'			x			x
Main	Dining Room	12'4 x 12'			x			x
Main	Kitchen	7'6 x 11'0			x			x
Main	Master Bedroom	11'11 x 10'2			x			x
Main	Bedroom	7'7 x 10'5			x			x
Main	Foyer	4'0 x 8'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	802	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	<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):	0	Restricted Age:	2			No
Finished Floor (Basement):	0	# of Pets: 1 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	802 sq. ft.	# or % of Rentals Allowed:	4			No
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed	5			No
Grand Total:	802 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **Macdonald Realty (Langley)**

The Residences at Village Square - quality Age 55+ living. This complex caters to your lifestyle. Concierge service at the entrance, media room, lounge, exercise room and secure underground parking. Walk out and enjoy the private garden courtyard with walking paths, seating areas, BBQ area. This spacious unit is located on the quiet side of the building. Features 2 bedrooms, fresh paint, open floor concept with large windows, and south east exposure overlooking your mini central park. All this from an expansive oversize covered balcony. Centrally located - walking distance to professional amenities, Shoppers Drug Mart, IGA, minutes drive to shopping and restaurants. Easy freeway access. One small pet is OK.

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