

**R2508793**  
Apartment/Condo

**129 8915 202 STREET**  
Langley  
Walnut Grove  
V1M 0B5

Residential Attached  
**\$489,000 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2009**  
 Bedrooms: **2** Age: **11**  
 Lot Area: Bathrooms: **2** Zoning: **CD-23**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,657.85**  
 Rear Yard: Half Baths: **0** For Tax Year: **2019**  
 Exp: Maint. Fee: **\$329.61** P.I.D.: **028-039-467**  
 Mgmt. Co's Name: **Associa BC**  
 Mgmt. Co's Phone: **604-591-6060**  
 View:  
 Complex / Subdiv: **THE HAWTHORNE**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **1 Storey,Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Stone,Vinyl,Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Electric**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard,Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Underground,Visitor Parking**  
 Locker: **Yes**  
 Dist. to Transit: Dist to School Bus:  
 Units in Development: **120** Total Units in Strata: **120**  
 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,Hot Water,Management,Snow removal**  
 Legal: **STRATA LOT 29, PLAN BCS3591, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRI**  
 Amenities: **Elevator,In Suite Laundry,Playground**  
 Site Influences: **Central Location,Private Yard,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 3'9			x			x
Main	Kitchen	12'5 x 8'11			x			x
Main	Dining Room	15'10 x 11'11			x			x
Main	Living Room	11'2 x 12'1			x			x
Main	Master Bedroom	14'0 x 9'7			x			x
Main	Walk-In Closet	7'6 x 2'11			x			x
Main	Bedroom	12'7 x 8'6			x			x
Main	Patio	13'8 x 9'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>984</b>	# of Rooms: <b>8</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	Main	3	No
Finished Floor (Below):	<b>0</b>	Restricted Age:	2	Main	4	Yes
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3			No
Finished Floor (Total):	<b>984 sq. ft.</b>	# or % of Rentals Allowed: <b>#25</b>	4			No
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions</b>	5			No
Grand Total:	<b>984 sq. ft.</b>	Basement: <b>None</b>	6			No
			7			No
			8			No

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

**This spacious GROUND FLOOR unit is one of the largest floorplans in the HAWTHORNE, Walnut Grove's most sought-after building expertly crafted by MARCON. Fantastic OPEN layout: LARGE Kitchen with granite countertops, loads of cabinets, S/S appliances & extra long island, perfect for entertaining. 2 large bedrooms on opposite sides of the suite provide extra privacy for roommates or home office. Laminate flooring in main living areas, electric fireplace, in-suite laundry, serene patio, and an INCOMPARABLE LOCATION. Walk to transit (Carvolth Bus Exchange), schools, restaurants, all types of shopping and entertainment. Easy access to Highway 1 & Golden Ears makes this location ideal for commuters. 2 PARKING STALLS underground and storage locker included!**

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