

R2527561
Apartment/Condo

214 8157 207 STREET
Langley
Willoughby Heights
V2Y 0V4

Residential Attached
\$539,000 (LP)



Depth/Size (ft.):
Frontage (ft.):
Approx. Yr Built: **2016**
Bedrooms: **2**
Age: **5**
Lot Area
Bathrooms: **2**
Zoning: **CD-75**
Flood Plain:
Full Baths: **2**
Gross Taxes: **\$2,968.05**
Rear Yard
Half Baths: **0**
For Tax Year: **2020**
Exp:
Maint. Fee: **\$396.89**
P.I.D.: **030-001-129**
Mgmt. Co's Name: **Steadfast Properties Ltd.**
Mgmt. Co's Phone: **604-864-6400**
View:
Complex / Subdiv: **Yorkson Creek - Parkside 2 - Building B**
Services Connected: **Electricity,Natural Gas,Water**

Style of Home: **Corner Unit,End 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,Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s),Sundeck(s)**
Type of Roof: **Asphalt**

Total Units in Strata: **188**
Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground,Visitor Parking**
Locker: **Yes**
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: **Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Snow removal**
Legal: **STRATA LOT 121 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3791**
Amenities: **Elevator,Exercise Centre,In Suite Laundry,Playground,Storage**
Site Influences: **Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby**
Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 12'0			x			x
Main	Kitchen	13'4 x 7'1			x			x
Main	Dining Room	13'4 x 7'1			x			x
Main	Master Bedroom	14'1 x 11'5			x			x
Main	Bedroom	11'9 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,048	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes			3			No
Finished Floor (Total):	1,048 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions			5			No
Grand Total:	1,048 sq. ft.	Basement: None			6			No
					7			No
					8			No

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

Fantastic corner unit in Yorkson Creek - Parkside 2 (Building B). Upgrades: professional series kitchen appliances & level 2 Electric Vehicle charger. 2 parking stalls, 1 w/ roll up garage door storage room behind it. Storage room has interior light & electrical outlets. Entertain year round on the 228 sq ft enclosed solarium w/ retractable glass panels, ceiling fan & gas BBQ hookup. Open 2 bed, 2 bath + den plan w/ gas stove, granite counters, AC, heated tile floors, etc. Quadra built these w/ quality in mind; ductless split heat pumps, fiber optic cable, solid core fir doors, 7' doors, 9' ceilings, hybrid concrete/wood construction system for additional sound-dampening & so much more. Shaw Internet & TV included in strata fee currently. Steps from Willoughby Town Centre & all amenities.

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'.