406 6390 196 STREET LANGLEY

Willoughby Heights, V2Y 1J2

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	1	Age:	28
Lot Area:		Full Baths:	1	Zoning:	C-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,677.00
Rear Yard Exp:	South	Maint. Fee:	362.61	For Tax Year:	2023
View:	Yes		•••••	P.I.D.:	023-495-570
Style of Home:	Corner Unit, Penthouse	e,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Mixed		Parking Access:	Side	
Foundation:			Parking:	Garage Underbuilding,	Visitor Parking
Rain Screen:			Locker:		
Renovations:	Partly		Units in Dev:	37	
# of Fireplaces:	1 - Fuel: Gas - Natural	l	Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold Strata	
Fuel/Heating:	Electric,Natural Gas		Property Disc:	No	
Outdoor Area:	Balcony(s),Sundeck(s))	PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Laminate, Tile, Wall/Wal	II/Mixed	Fixtures Rmvd:	Yes	
Mgmt. Company:	•	ty lights agement - 778-574-3454			
View: Mgmt. Company: Complex / Subdiv: Services Connected:	Campbell Strata Mana Willow Gate	agement - 778-574-3454			
Mgmt. Company: Complex / Subdiv: Services Connected:	Campbell Strata Mana Willow Gate Electricity,Natural Gas, STRATA LOT 34 SECT				
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Campbell Strata Mana Willow Gate Electricity,Natural Gas, STRATA LOT 34 SECT COMMON PROPERTY Elevator,In Suite Laund Central Location,Golf (ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F Royal LePage - Wolste Type Living Room Dining Room Kitchen Primary Bedroom Laundry Foyer Flex Room 762 sqft 0 sqft	agement - 778-574-3454 s,Sanitary Sewer,Storm Sewer TION 10 TOWNSHIP 8 NEW WES' Y IN PROPORTION TO THE UNIT dry,Wheelchair Access Course Nearby,Recreation Nearby, ve/DW Rentals Allowed encroft Dimensions 13'9 x 11'11 8'7 x 7'4 9'8 x 9'2 15'1 x 10' 4' x 4' 4'5 x 4' 5'3 x 3'2 # Of Rooms: # Of Richens:	F ENTITLEMENT OF THE STRA	Type	DRM 1 Dimensions
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FANTASTIC VALUE! PENTHOUSE - TOP FLOOR SOUTH WEST CORNER in the heart of Willowbrook. Incredible panoramic Mount Baker & City lights view from all rooms & huge partly covered wrap around balcony perfect for sun rise coffee & sunset dining! Bright & spacious 762 sF open plan one bedroom unit boasts large kitchen with breakfast bar counter open to dining rm & living rm w/cozy gas heatilator fireplace. Enjoy the convenience of a large walkthrough closet leading to semi-ensuite bathroom, insuite washer/dryer & insuite storage room/flex space (could be office nook). One covered parking space. Loads of parking close by. Two pets welcome, no size restriction. Rentals allowed. Perfectly located steps to EVERYTHING - Willowbrook Shopping Centre, restaurants, transit & upcoming skytrain. A must see!



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