## R2862178 Townhouse

## **40 4740 221 STREET LANGLEY**

**Residential Attached** \$799,900 (LP)

018-356-079

Murrayville, V2Z 1L8

Depth/Size (ft): Frontage (ft): Lot Area:

Flood Plain: Rear Yard Exp: Bedrooms: 2 Bathrooms: 2 **Full Baths:** 2 Half Baths: 0 Maint. Fee: 537.82

Approx. Year Built: 1993 Age: 31 Zoning: ME **Gross Taxes:** \$3,571.49 For Tax Year: 2023

Style of Home: Construction:

End Unit, Upper Unit Frame - Wood Stucco, Wood

No

Total: 2 - Covered: 1 Parking: **Covered Parking:** 

P.I.D.:

**Parking Access:** 

Parking:

Garage; Single, RV Parking Avail., Visitor Parking

Locker:

40 Units in Dev:

Distance to:

Title to Land: Freehold Strata

**Property Disc:** Yes

**PAD Rental:** 

**Fixtures Leased:** No Fixtures Rmvd: Nο

Rain Screen: Renovations:

Foundation:

Exterior:

# of Fireplaces: 1 - Fuel: Gas - Natural Water Supply: City/Municipal

Hot Water, Natural Gas, Radiant Fuel/Heating:

**Outdoor Area:** Type of Roof:

Balcony(s) Asphalt

Floor Finish: Laminate, Carpet

View: Nο

Mgmt. Company: Axis Strata Management - 778-593-1952

Complex / Subdiv: **EAGLECREST** 

Services Connected:

Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

STRATA LOT 40, PLAN LMS960, SECTION 31, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE Legal: COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House, Exercise Centre, Garden, In Suite Laundry Site Influences: Central Location, Cul-de-Sac, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vacuum - Built In

**Bylaw Restric:** Pets Allowed w/Rest.

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

**Dimensions** Floor Type Main Living Room 11'11 x 12'4 Main Dining Room 15'6 x 11'9 Main Kitchen 9'11 x 9'11 Main Family Room 12'7 x 17' Office Main 7'8 x 8'4 Main Primary Bedroom 11'6 x 14'8 Main Bedroom 9' x 10'10

Floor Main

8

1

Type Laundry Dimensions 7'10 x 6'6

Finished Floor (Main): 1,650 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total):

1,650 sqft 0 sqft

1,650 sqft

# Of Kitchens: # Of Levels:

> **Basement:** # or % of Rentals Allowed:

# Of Pets:

# Of Rooms:

Crawl/Bsmt Height: None

1 - Cats: Yes, Dogs: Yes

**Bathroom Floor** # of Pieces Ensuite? Nο Main 4 Main 4 Yes

EAGLECREST offers up this marvelous 1 level Townhouse in the very popular area of Murrayville. A lovely large upper end unit located in the quiet area of the complex. Spacious home featuring newer countertops and heating boiler, with appliances and lighting replaced in 2014. Elegant living room, dining room and primary bedroom with a large walk-in closet and good sized en-suite with separate tub and shower. Features include in-floor radiant heat, 2 balconies (facing east and west), vaulted ceilings and a cozy family room with gas fireplace. Roof replaced in 2013. Walking distance to shopping, recreation, transportation, park, hospital and school.

**Unfinished Floor:** 

**Grand Total:**