## 6576 197 STREET LANGLEY

Willoughby Heights, V2Y 1A8

Depth/Size (ft):	100.075	Bedrooms:	2	Approx. Year Built:	1980
Frontage (ft):	40.00	Bathrooms:	3	Age:	44
.ot Area: (sq.ft.)	4,003.00	Full Baths:	2	Zoning:	R-1A
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,776.63
Rear Yard Exp:	East			For Tax Year:	2023
/iew:	Yes			P.I.D.:	000-815-624
ityle of Home:	2 Storey		Parking:	Total: 3 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Stucco,Wood		Parking Access:	Front	
oundation:			Parking:	Garage; Single, Open	
Rain Screen:			Locker:		
Renovations:	Addition		Units in Dev:		
of Fireplaces:	1 - Fuel: Natural Gas	6	Distance to:		
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
uel/Heating:	Forced Air,Natural G	ias	Property Disc:	Yes	
Dutdoor Area:	Balcny(s) Patio(s) Do	ck(s),Fenced Yard	PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Hardwood,Other,Tile	9	Fixtures Rmvd:	No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:		upstairs Bdrm as,Sanitary Sewer,Storm Sewer,Wat 257098, PART SE1/4, SECTION 15,		NSTER LAND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S	as,Sanitary Sewer,Storm Sewer,Wat 257098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv	TOWNSHIP 8, NEW WESTM	INSTER LAND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West 0	s,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley)	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go CithWsh/Dryr/Frdg/S Sutton Group-West of	as,Sanitary Sewer,Storm Sewer,Wat 257098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor	Туре	Dimensions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of <b>Type</b> Living Room	as,Sanitary Sewer,Storm Sewer,Wat 257098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) <b>Dimensions</b> 11'7 x 11'7	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above	<b>Type</b> Bedroom	14'7 x 11'7
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of <b>Type</b> Living Room Dining Room	as,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) <b>Dimensions</b> 11'7 x 11'7 11'6 x 10'5	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above	<b>Type</b> Bedroom Office	14'7 x 11'7 17'3 x 11'1
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Siloor Main Main	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Dining Room Kitchen	as,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) <b>Dimensions</b> 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above	<b>Type</b> Bedroom	14'7 x 11'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Dining Room Kitchen Foyer	as,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above	<b>Type</b> Bedroom Office	14'7 x 11'7 17'3 x 11'1
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West d Type Living Room Dining Room Kitchen Foyer Laundry	as,Sanitary Sewer,Storm Sewer,Wat 257098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1 11'3 x 5'10	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above	<b>Type</b> Bedroom Office	14'7 x 11'7 17'3 x 11'1
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Dining Room Kitchen Foyer	as,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above	<b>Type</b> Bedroom Office	14'7 x 11'7 17'3 x 11'1
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West d Type Living Room Dining Room Kitchen Foyer Laundry	as,Sanitary Sewer,Storm Sewer,Wat 257098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1 11'3 x 5'10	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above	<b>Type</b> Bedroom Office Walk-In Closet	14'7 x 11'7 17'3 x 11'1
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Coor Iain Iain Iain Iain Iain Iain Iain	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Dining Room Kitchen Foyer Laundry Bedroom	as,Sanitary Sewer,Storm Sewer,Wat 257098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1 11'3 x 5'10 15'7 x 11'6	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above Above	<b>Type</b> Bedroom Office Walk-In Closet	14'7 x 11'7 17'3 x 11'1 13'5 x 7'2
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main Main Main Main Subove	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go CithWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Dining Room Kitchen Foyer Laundry Bedroom	as,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1 11'3 x 5'10 15'7 x 11'6 # Of Rooms:	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above Above Above	<b>Type</b> Bedroom Office Walk-In Closet <b>Bathroom Floor # o</b>	14'7 x 11'7 17'3 x 11'1 13'5 x 7'2 f Pieces Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Below):	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of Type Living Room Dining Room Kitchen Foyer Laundry Bedroom	as,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1 11'3 x 5'10 15'7 x 11'6 # Of Rooms: # Of Kitchens:	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above Above Above 9	Type   Bedroom   Office   Walk-In Closet   Bathroom Floor # o   Main 3	14'7 x 11'7 17'3 x 11'1 13'5 x 7'2 f Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bsmt):	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of type Living Room Dining Room Kitchen Foyer Laundry Bedroom	as,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1 11'3 x 5'10 15'7 x 11'6 # Of Rooms: # Of Kitchens: # Of Levels:	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above Above Above 9 1 2	Type   Bedroom   Office   Walk-In Closet   Bathroom Floor # o   Main 3	14'7 x 11'7 17'3 x 11'1 13'5 x 7'2 f Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of Dining Room Dining Room Kitchen Foyer Laundry Bedroom 1,082 sqft 1,060 sqft 0 sqft 0 sqft	as,Sanitary Sewer,Storm Sewer,Wat 57098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 × 11'7 11'6 × 10'5 12'1 × 11'1 5'7 × 5'1 11'3 × 5'10 15'7 × 11'6 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above Above Above 9 1 2	Type   Bedroom   Office   Walk-In Closet   Bathroom Floor # o   Main 3	14'7 x 11'7 17'3 x 11'1 13'5 x 7'2 f Pieces Ensuite? No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor: Grand Total:	Langley Meadows Electricity,Natural Ga LOT 96, PLAN NWP Central Location,Go ClthWsh/Dryr/Frdg/S Sutton Group-West of Dining Room Dining Room Kitchen Foyer Laundry Bedroom 1,082 sqft 1,060 sqft 0 sqft 0 sqft 2,142 sqft	as,Sanitary Sewer,Storm Sewer,Wat 257098, PART SE1/4, SECTION 15, If Course Nearby,Private Setting,Priv Stve/DW Coast Realty (Langley) Dimensions 11'7 x 11'7 11'6 x 10'5 12'1 x 11'1 5'7 x 5'1 11'3 x 5'10 15'7 x 11'6 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	TOWNSHIP 8, NEW WESTM vate Yard,Shopping Nearby Floor Above Above Above 9 1 2 None	Type   Bedroom   Office   Walk-In Closet   Bathroom Floor # o   Main 3	14'7 x 11'7 17'3 x 11'1 13'5 x 7'2 f Pieces Ensuite? No

YOUR DREAM HOME!! Location, Location, Location!! Wow this home is built with unique high quality European craftmanship & rounded archways. Ramp leading up to extra wide Dutch front door. Open the door and you can feel the breathtaking beauty of this home grasp you. Open concept flowing through the living room to the kitchen to French doors opening into back yard with rock waterfall. Large bedrooms with balconies & French doors. Main has bathroom with shower and extra wide door. Hardwood plank floors and slate in kitchen & tile in bthrm..This home may accommodate a wheel chair on main with wide doors. Renovations and addition in 2010, new wiring, piping & roof. Recently painted exterior. Office use to be bedroom. Steps to mall, bus, schools & parks. DON'T MISS THIS BEAUTY!

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