

Presented by:

Jason (Ji Ho) Kim PREC*

RE/MAX City Realty

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Active
R2757848
Board: F
Townhouse

7 7169 208A STREET
Langley
Willoughby Heights
V2Y 0X2

Residential Attached
$815,000 (LP)
(SP) M



Sold Date:		If new,GST/HST inc?:		Original Price:	**$815,000**
Meas. Type:		Bedrooms:	**3**	Approx. Year Built:	**2018**
Frontage(feet):		Bathrooms:	**3**	Age:	**5**
Frontage(metres):		Full Baths:	**2**	Zoning:	**MF**
Depth / Size (ft.):		Half Baths:	**1**	Gross Taxes:	**$3,601.10**
Sq. Footage:	**0.00**			For Tax Year:	**2022**
Flood Plain:		P.I.D.:	**030-499-623**	Tax Inc. Utilities?:	**No**
View:	**No :**			Tour:	**Virtual Tour URL**
Complex / Subdiv:					
First Nation					

Services Conncted: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Glass, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Grge/Double Tandem**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 72, PLAN EPS4602, SECTION 13, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	650
Finished Floor (Above):	638
Finished Floor (AbvMain2):	0
Finished Floor (Below):	177
Finished Floor (Basement):	0
Finished Floor (Total):	1,465 sq. ft.
Unfinished Floor:	0
Grand Total:	1,465 sq. ft.

Units in Development: **84** Tot Units in Strata: Locker:
Exposure: **South** Storeys in Building: **3**
Mgmt. Co's Name: **DAVIN MANAGEMENT** Mgmt. Co's #: **604-594-5643**
Maint Fee: **$167.00** Council/Park Apprv?:
Maint Fee Includes: **Gardening, Management, Snow removal**

Suite: **None**
Basement: **Full, Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Living Room**	**14'4 x 14'5**
Main	**Kitchen**	**10'10 x 14'6**
Main	**Dining Room**	**10'6 x 11'0**
Above	**Primary Bedroom**	**11'3 x 11'0**
Above	**Bedroom**	**8'3 x 9'0**
Above	**Bedroom**	**8'4 x 9'3**
Below	**Den**	**14'2 x 8'11**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**4**	**Yes**
3	**Above**	**4**	**No**
4			
5			
6			
7			
8			

Listing Broker(s): **RE/MAX City Realty**

Bright South facing unit with 3 bedroom, 2.5 townhome in Lattice! This open layout unit featuring a modern electric fireplace, renovated with laminate floor throughout and a spacious balcony. The kitchen features designer cabinets, white quartz counters, stainless steel appliances & tasteful backsplash. Primary bedroom with walk through closet which leads into the spa-like ensuite with two sinks & a sizeable shower. On the lower floor is a flex space that can be used as an office, recreation room or whatever serves your needs. Close to all shopping, restaurants, schools, transit, etc.

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LISTING

Features









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JK JASON JI HO KIM
PERSONAL REAL ESTATE CORPORATION



This communication is not intended to cause or induce breach of an existing agency agreement

#7 - 7169 208A STREET
LANGLEY, BC V2Y 0X2













Asking	$815,000
Bedroom	3 + Den
Bathroom	2.5
Finished	1,465 Sq.Ft.
Parking	2
Property Tax	$3,601.10
Maint. Fee	$ 167.00