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[www.mitten-realty-services.com](http://www.mitten-realty-services.com)



202 – 6369 198 Street

\$239,800.00

## **Affordable 1 Bedroom Plus Den In Desirable Rosewood Close To All The Amenities In The Willowbrook Area!**

The Rosewood - Centrally located within walking distance of Willowbrook Shopping Centre, restaurants, & parks. An opportunity for affordable convenience when you make this clean one bedroom plus den your own. Living room & dining room with laminate floors gas fireplace and access to very spacious patio and private from the living room and den. Attractive kitchen with breakfast bar and stainless appliances. Recreation center in rear courtyard. 2 parking stalls under the building and a storage locker. Gas fireplace and hot water is included in the low monthly strata fee. Affordable living inconvenient central location.

## **Doug or Bonnie Mitten**



# **604-533-3231**

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

## Features Of This Home...

### Livable Floor Area: 702 Square Feet

**Living Room – 14'10 x 12'4** - Entertaining is easy in the east facing living room with gorgeous laminate floors, tasteful decor and cozy fireplace and patio door to spacious east facing patio.



**Dining Room – 11'8 x 6' -**



**Kitchen – 8 x 7'2** - Attractive kitchen with stainless appliances and breakfast bar.



**4 Piece Bathroom**



**Master Bedroom – 14'2 x 9'5** - Spacious master pampers you with walk in closet and door to four piece



**Den– 11'2 x 7'8**



**Laundry** – Stacking washer and dryer conveniently located in hallway

**Parking: 2 Parking Stalls - #17 & 18**

**Monthly Maintenance Fee: \$234.74 Per Month**

**2015 Taxes: \$1,812.24 Gross Tax Plus Utilities**

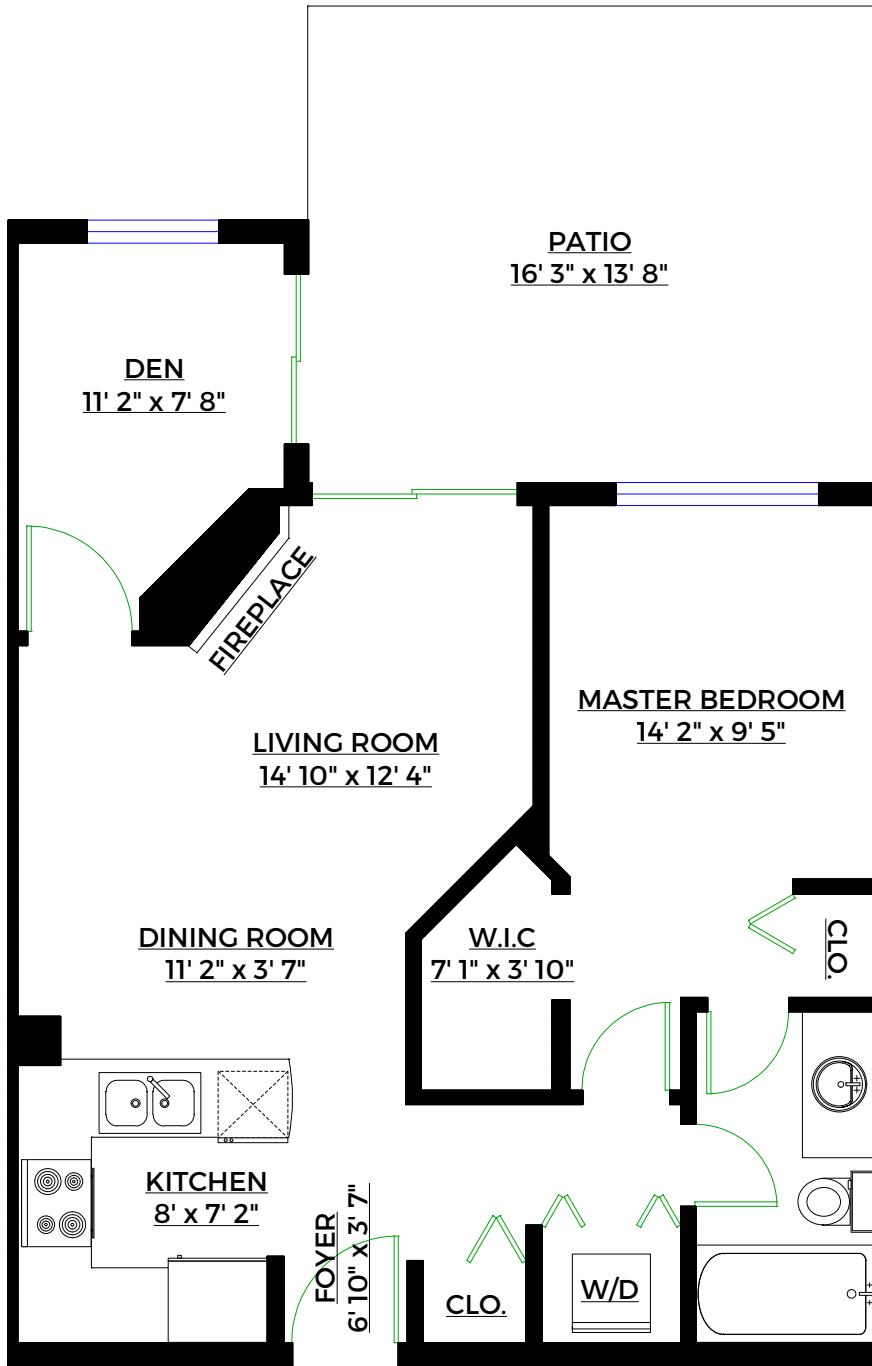
**Storage Locker #21**

## **Features Of This Fine Home...**

- ⌘ The Rosewood - Centrally Located Within Walking Distance Of Willowbrook Shopping Centre, Restaurants, & Parks.**
- ⌘ An Opportunity For Affordable Convenience When You Make This Clean One Bedroom Plus Den Your Own.**
- ⌘ Living Room & Dining Room With Laminate Floors Gas Fireplace And**
- ⌘ Access To Very Spacious Patio And Private From The Living Room And Den**



- ⌘ Attractive Kitchen With Breakfast Bar And Stainless Appliances.**
- ⌘ Recreation Center In Rear Courtyard. 2 Parking Stalls Under The Building And A Storage Locker. Gas Fireplace And Hot Water Is Included In The Low Monthly Strata Fee. Affordable Living Inconvenient Central Location.**



**MAIN LEVEL**  
 Floor Area: 702 Sq. Ft.



**Prudential**

Doug and Bonnie Mitten  
 604-290-5480

**#202 – 6359 198 Street,  
 Langley, B.C.**

**Totals\*\***

Main Level: 702 sq. ft.

Patio: 223 sq. ft.

\*\* Approx. based on interior measurements to exterior walls  
 \*\* Total square footage not taken from original blueprints

