

Presented by:
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Sutton

Active
R2248266
Board: F
Townhouse

105 6747 203 STREET
Langley
Willoughby Heights
V2Y 3B5

Residential Attached
$538,000 (LP)
(SP)



Sold Date:		Frontage (feet):		Original Price:	**$538,000**
Meas. Type:	**Feet**	Frontage (metres):		Approx. Year Built:	**2005**
Depth / Size (ft.):		Bedrooms:	**3**	Age:	**13**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**2**	Zoning:	**CD-52**
Flood Plain:		Full Baths:	**2**	Gross Taxes:	**$2,791.55**
Council Apprv?:		Half Baths:	**0**	For Tax Year:	**2017**
Exposure:	**West**	Maint. Fee:	**$237.08**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**026-476-703**
Mgmt. Co's Name:	**AWM Alliance**			Tour:	
Mgmt. Co's Phone:	**604-685-3227**				
View:	**:**				
Complex / Subdiv:	**Sagebrook**				
Services Connected:	**Electricity, Sanitary Sewer, Storm Sewer, Water**				

Style of Home:	**3 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Mixed, Vinyl, Wood**		
Foundation:	**Concrete Perimeter**	Reno. Year:	
Rain Screen:		R.I. Plumbing:	
Renovations:		R.I. Fireplaces:	
Water Supply:	**City/Municipal**	# of Fireplaces:	**1**
Fireplace Fuel:	**Electric**		
Fuel/Heating:	**Baseboard, Electric**		
Outdoor Area:	**Balcony(s), Fenced Yard**		
Type of Roof:	**Asphalt**		

Total Parking: **2**	Covered Parking: **2**	Parking Access: **Front**	
Parking: **Grge/Double Tandem**			
		Locker:	
Dist. to Public Transit: **1**		Dist. to School Bus: **1**	
Units in Development: **164**		Total Units in Strata:	
Title to Land: **Freehold Strata**			
Property Disc.: **Yes**			
Fixtures Leased: **:**			
Fixtures Rmvd: **:**			
Floor Finish: **Laminate, Tile**			

Maint Fee Inc:	**Caretaker, Garbage Pickup, Gardening, Management, Snow removal**
Legal:	**PL BCS981 LT 93 DL 311 LD 36. GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**
Amenities:	**In Suite Laundry, Playground**
Site Influences:	**Central Location, Recreation Nearby, Shopping Nearby**
Features:	**ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions
Main	**Living Room**	**18' x 10'7**
Main	**Dining Room**	**10'7 x 9'8**
Main	**Kitchen**	**12'10 x 8'6**
Main	**Nook**	**12'10 x 8'6**
Above	**Master Bedroom**	**12'5 x 11'2**
Above	**Bedroom**	**11'10 x 8'7**
Above	**Bedroom**	**10' x 8'**
Bsmt	**Foyer**	**3'9 x 9'4**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**615**
Finished Floor (Above):	**639**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**38**
Finished Floor (Total):	**1,292 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,292 sq. ft.**

# of Rooms: **8** # of Kitchens: **1** # of Levels: **3**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaw Restric: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Basement: **Full, Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Sutton Group-West Coast Realty**

Best location within the Sagebrook complex! Bright home receives tons of natural light boasting great open floor plan with south facing extra deck off of the dining area & a private fenced walk out back yard off the spacious kitchen with separate sitting/TV area. the unit has been updated with laminate flooring on main, tile flooring in bathrooms & S/S kitchen appliances. The complex boasts resort style clubhouse with pool, hot tub, fitness rm, billiards rm, lounge, kitchen, etc. Conveniently located within steps to all the amenities that Willoughby Heights has to offer. Come view this amazing unit and make the move to your new home!

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

LISTING
Features

#105 - 6747 203 Street
Langley, BC V2Y 3B5









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Sutton WestCoast Realty™
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Asking	$538,000
Bedroom	3
Bathroom	2
Size	1,292 Sq.Ft.
Monthly Maint. Fee	$237.08
Parking	Double Tandem