

Presented by:

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Sutton

Active
R2401753
Board: F
Townhouse

32 9525 204 STREET
Langley
Walnut Grove
V1M 0B9

Residential Attached
$588,000 (LP)
(SP) M



Sold Date:		Frontage (feet):		Original Price:	**$588,000**
Meas. Type:	**Feet**	Frontage (metres):		Approx. Year Built:	**2010**
Depth / Size (ft.):		Bedrooms:	**3**	Age:	**9**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**2**	Zoning:	**CD-33**
Flood Plain:		Full Baths:	**2**	Gross Taxes:	**$3,005.22**
Council Apprv?:		Half Baths:	**0**	For Tax Year:	**2019**
Exposure:	**South**	Maint. Fee:	**$239.30**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**028-269-357**
Mgmt. Co's Name:	**Associa BC**			Tour:	
Mgmt. Co's Phone:	**604-591-6060**				
View:	**No :**				
Complex / Subdiv:	**Time at Walnut Grove**				
Services Connected:	**Electricity, Sanitary Sewer, Water**				
Sewer Type:	**City/Municipal**				

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

Total Parking:	**3**	Covered Parking:	**2**
Parking:	**Grge/Double Tandem**		
Dist. to Public Transit:			
Units in Development:			
Title to Land:	**Freehold Strata**		
Property Disc.:	**Yes**		
Fixtures Leased:	**No :**		
Fixtures Rmvd:	**No :**		
Floor Finish:	**Laminate, Mixed, Wall/Wall/Mixed**		

Parking Access:	**Front**		
Locker:			
Dist. to School Bus:			
Total Units in Strata:	**106**		

Maint Fee Inc:	**Caretaker, Gardening, Management**
Legal:	**STRATA LOT 49, PLAN BCS3709, SECTION 35, 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:	**Garden, In Suite Laundry, Playground**
Site Influences:	**Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features:	**ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**15'3 x 13'6**			**x**			**x**
Main	**Dining Room**	**13' x 12'**			**x**			**x**
Main	**Kitchen**	**15'3 x 10'6**			**x**			**x**
Above	**Master Bedroom**	**12'3 x 12'**			**x**			**x**
Above	**Bedroom**	**9'3 x 8'9**			**x**			**x**
Above	**Bedroom**	**9'3 x 8'**			**x**			**x**
Bsmt	**Foyer**	**5' x 8'**			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**

Finished Floor (Main):	**650**
Finished Floor (Above):	**683**
Finished Floor (Below):	**60**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,393 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,393 sq. ft.**

# of Rooms:	**7**	# of Kitchens: **1**	# of Levels: **3**
Crawl/Bsmt. Height:			
Restricted Age:			
# of Pets:	Cats:	Dogs:	
# or % of Rentals Allowed:			
Bylaws:	**Pets Allowed w/Rest., Rentals Allwd w/Restrctns**		
Basement:	**None**		

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:
Grg Dr Ht:

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

Cozy 3 storey townhomes built by Parklane Homes in the Walnut Grove neighbourhood. Conveniently located at 96th Ave and 204th St. Just minutes away from the Golden Ears Bridge and Hwy #1, great community centres, movie theatre, restaurants, shopping centres, Dorothy Peacock Elementary, and Walnut Grove Secondary School. 3 bedroom and 2 bath with rarely available raised fenced backyard. Bonus: 2 car tandem garage w/driveway to park a third vehicle.

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

LISTING

Features









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Personal Real Estate Corporation

Sutton Group - West Coast Realty

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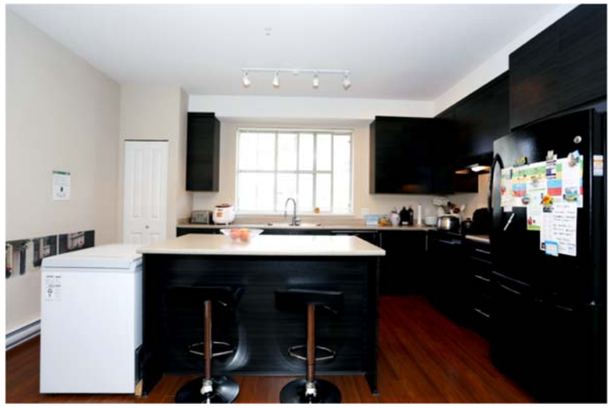
Tel) 604.415.9800 **/** Fax) 604.415.9988

JK JASON JI HO KIM
PERSONAL REAL ESTATE CORPORATION



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

#32-9525 204 Street
Langley, BC V1M 0B9













Asking	$588.000
Bedroom	3
Bathroom	2
Finished	1,393 Sq.Ft.
Garage	Double Tandem + Driveway
Pet Restriction	Pets Allowed w/Rest.
Rental Restriction	Rental Allowed w/Rest.