

Presented by:

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Sutton

Active
R2244011
Board: F
Townhouse

39 8050 204 STREET
Langley
Willoughby Heights
V2Y 0T4

Residential Attached
$579,000 (LP)
(SP)



Sold Date:		Frontage (feet):		Original Price:	**$579,000**
Meas. Type:		Frontage (metres):		Approx. Year Built:	**2018**
Depth / Size (ft.):		Bedrooms:	**2**	Age:	**0**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**3**	Zoning:	**CD-77**
Flood Plain:		Full Baths:	**2**	Gross Taxes:	**$0.00**
Council Apprv?:		Half Baths:	**1**	For Tax Year:	**2017**
Exposure:	**East**	Maint. Fee:	**$196.10**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**030-345-774**
Mgmt. Co's Name:	**GATEWAY**			Tour:	
Mgmt. Co's Phone:	**604-635-5022**				
View:	**No :**				
Complex / Subdiv:	**ASHBURY & OAK SOUTH**				
Services Connected:	**Electricity, Sanitary Sewer, Storm Sewer, Water**				

Style of Home:	**Inside Unit**		
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:	**0**
Fireplace Fuel:			
Fuel/Heating:	**Baseboard, Electric**		
Outdoor Area:	**Balcony(s), Fenced Yard**		
Type of Roof:	**Asphalt**		

Total Parking:	**2** Covered Parking: **2**	Parking Access:	
Parking:	**Garage; Double**		
		Locker:	
Dist. to Public Transit:		Dist. to School Bus:	
Units in Development:		Total Units in Strata:	
Title to Land:	**Freehold Strata**		
Property Disc.:	**Yes**		
Fixtures Leased:	**No :**		
Fixtures Rmvd:	**No :**		
Floor Finish:	**Laminate, Tile, Wall/Wall/Mixed**		

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **ST LT 39 SEC 26 TWN 8 NWD ST PLAN EPS 4422**

Amenities: **In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**11'1 x 11'**			**x**			**x**
Main	**Dining Room**	**12'11 x 10'8**			**x**			**x**
Main	**Kitchen**	**12'3 x 8'6**			**x**			**x**
Above	**Master Bedroom**	**11'1 x 10'7**			**x**			**x**
Above	**Bedroom**	**10'2 x 9'1**			**x**			**x**
Above	**Laundry**	**5'5 x 5'2**			**x**			**x**
Bsmt	**Foyer**	**4'3 x 5'**			**x**			**x**
		x			**x**			**x**
		x			**x**			
		x			**x**			

Finished Floor (Main):	**578**
Finished Floor (Above):	**588**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**68**
Finished Floor (Total):	**1,234 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,234 sq. ft.**

# of Rooms: **7** # 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 Allowed**
Basement: **Full, Fully Finished**

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

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

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

NO GST! Brand NEW @ Ashbury and Oak South by Polygon. Bright 2 bedroom 2.5 bath 1,234 Sq.Ft unit boasts 9 ft ceiling on the main floor, Open Concept Gourmet kitchen with Stainless Steel Appliances Package and Kitchen island, Large living room and dining room, powder room on the main floor. Upstairs: Master Bedroom with Ensuite and Huge Walk-in Closet, 2nd bedroom can enjoy a full bath, spacious and bright laundry room with window. Double side by side garage. Residents have access to Luxury Kinfork Clubhouse with outdoor swimming pool, party room, indoor playroom, music room, pet wash, etc. Open House Mar 10 (Sat) & Mar 11 (Sun) 2:00-4:00 p.m.

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

LISTING
Features

#39 - 8050 204 Street
Langley, BC V2Y 0T4









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Sutton WestCoast Realty™
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THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE BREACH OF AN EXISTING AGENCY AGREEMENT

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Asking	$579,000
Bedroom	2
Bathroom	2
Size	1,234 Sq.Ft.
Monthly Maint. Fee	$196.10
Parking	Double Side by Side

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