

For Multi-Picture Tours Go To:
www.mitten-realty-services.com



#14 - 8889 212 Street, Langley

\$828,800.00

THE GOOD LIFE GETS EVEN BETTER

**Enjoy The Ultimate In One Level Living In This 1,570 Square Foot Rancher
55+ - Adult Oriented Living In The Secure Gated Community Of Garden Terrace**

The good life just keeps getting better. Enjoy the ultimate in one level living in this 1,570 square foot end unit rancher townhome with double garage in the 55+ adult oriented secure gated community of Garden Terrace.

Entertaining is easy in the spacious living room with gas fireplace and patio door with view of the mountains. Spacious dining room facilitates more formal dinner gatherings. Kitchen with scads of cabinets and eating area with view of mountains and adjoining family room with patio door to covered patio area. Two baths and two bedrooms including spacious primary bedroom with four piece ensuite. Garden Terrace is a very desirable adult oriented gated community conveniently located close to the amenities in the Walnut Grove area of Langley. It offers the utmost in secure carefree living and the clubhouse with kitchen, lounge, pool table and shuffleboard sports many social events.

Come and see how the good life gets even better in this super home in the Garden Terrace community.

 **The Mitten**
REAL ESTATE TEAM
Doug, Bonnie & David Mitten
Century 21 Coastal Realty Ltd.
(604)290-5480

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

Main Floor Area: 1,570 Sq. Ft.

Foyer: 10'2 x 5'4



Living Room: 15'1 x 13'5



Dining Room: 11.6' x 11'3



Kitchen: 10'3' x 9'8



Eating Area: 10'11 x 8'



Family Room: 14'8 x 9'11



3 Piece Bathroom



Laundry: 8'7 x 8'5



Primary Bedroom: 16'1 x 12'



4 Piece Ensuite



Bedroom: 11'6 x 9'9



Features Of This Townhome...



- 🏡 **The Good Life Just Keeps Getting Better. Enjoy The Ultimate In One Level Living In This 1,570 Square Foot End Unit Rancher Townhome With Double Garage In The 55+ Adult Oriented Secure Gated Community Of Garden Terrace.**
- 🏡 **Entertaining Is Easy In The Spacious Living Room With Gas Fireplace And Patio Door With View Of The Mountains.**
- 🏡 **Spacious Dining Room Facilitates More Formal Dinner Gatherings.**
- 🏡 **Kitchen With Scads Of Cabinets And Eating Area With View Of Mountains**
- 🏡 **Family Room Adjoining The Kitchen With Patio Door To Covered Patio Area.**



- 🏡 **Two Baths And Two Bedrooms Including Spacious Primary Bedroom With Four Piece Ensuite.**
- 🏡 **Double Side X Side Garage**
- 🏡 **Annual Taxes: \$2,900.31 (2025)**
- 🏡 **Annual Utility Bill: \$1,549.16**
- 🏡 **Monthly Strata Fee: \$528.18**

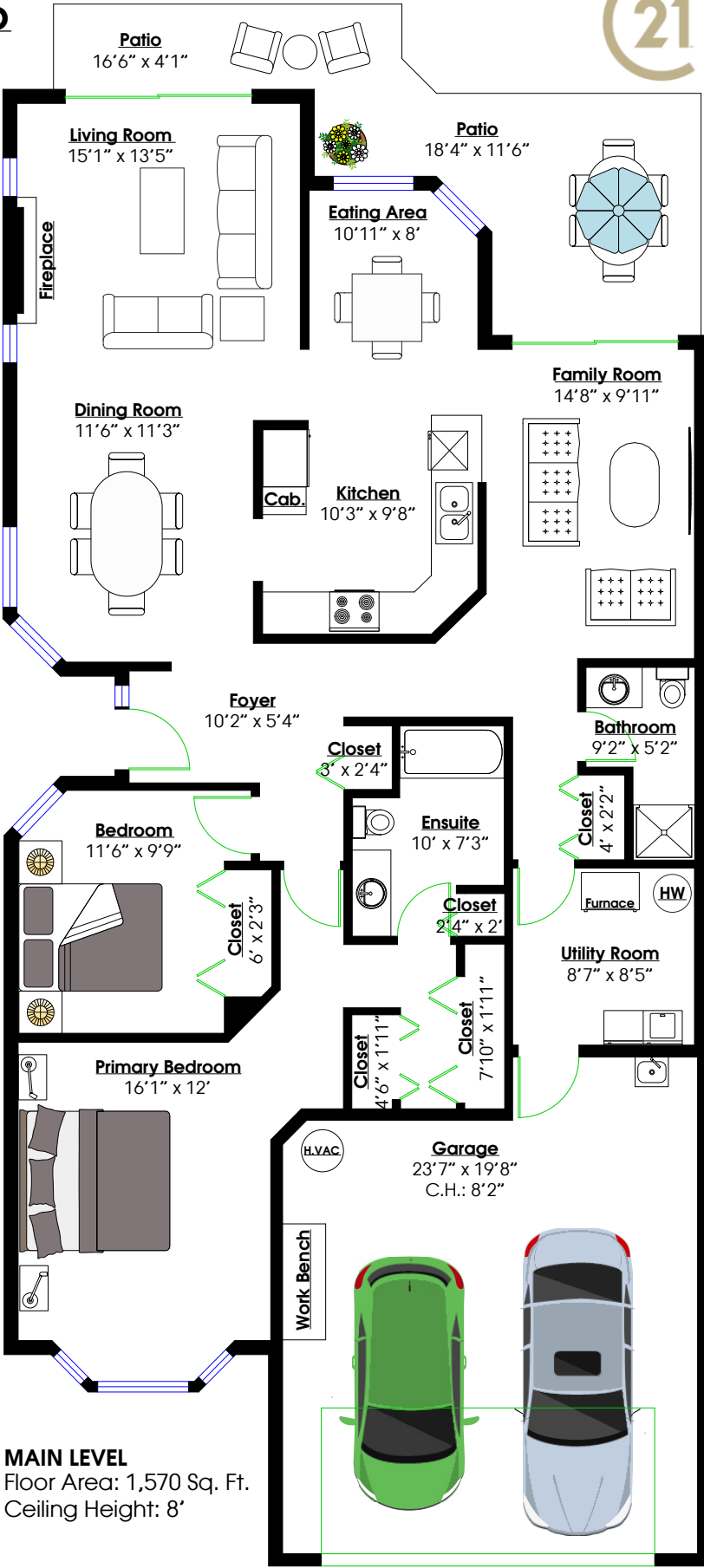
14-8889 212 Street,
Langley Township



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Total**
Main Level: 1,570 sq.ft.
Other Areas
Garage: 457 sq.ft.
Patio: 219 sq.ft.

Total: 676 sq.ft.



MAIN LEVEL
Floor Area: 1,570 Sq. Ft.
Ceiling Height: 8'



**While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000

Features Of Garden Terrace

- ⌘ **The Unique Living Environment That Garden Terrace Offers With It's Well Kept Landscaping Is Located Just A Stone's Throw Away From A Neighborhood That Provides All Of The Amenities And Necessities Of Life. Shopping And Services, Golf Courses And Recreation Facilities Are All Easily Accessible To The Residents At Garden Terrace. Public Transportation Is Easily Accessible And This Fine Location Boasts Excellent Access To #1 Freeway For Easy Access To Vancouver.**
- ⌘ **Garden Terrace Offers The Utmost In Secure Carefree Living And The Clubhouse With Kitchen, Lounge, Pool Table And Shuffleboard Sports Many Social Events.**

