



Presented by:
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Active **312 8157 207 STREET** Residential Attached
R2473454 Langley **\$584,900 (LP)**
 Board: F Willoughby Heights (SP)



Sold Date: Frontage (feet): Original Price: **\$584,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2016**
 Depth / Size (ft.): Bedrooms: **2** Age: **4**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-75**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,066.10**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **West** Maint. Fee: **\$396.89** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-001-277**
 Mgmt. Co's Name: **Steadfast Properties Ltd** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-864-6400**
 View: **Yes: Park & Mountains**
 Complex / Subdiv: **Yorkson Creek (Parkside 2)**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: Corner Unit, Upper Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage Underbuilding, Visitor Parking		
Exterior: Fibre Cement Board, Stone, Wood			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 188	Total Units in Strata: 188
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Heat Pump	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 136, PLAN EPS3791, SECTION 26, 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: **Elevator, Exercise Centre, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Microwave, Security - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 12'			x			x
Main	Dining Room	13'4 x 7'1			x			x
Main	Kitchen	13'4 x 10'			x			x
Main	Master Bedroom	14'1 x 11'5			x			x
Main	Bedroom	11'9 x 9'2			x			x
Main	Den	7'3 x 6'3			x			x
Main	Solarium	4'6 x 3'			x			x
Main	Solarium	19' x 12'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,048	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 1,048 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/ Rest., Rentals Allowed, Smoking Restrictions			5			No	Grg Dr Ht:
Unfinished Floor: 228	Basement: None			6			No	
Grand Total: 1,276 sq. ft.				7			No	
				8			No	

Listing Broker(s): **Performance Power Play Realty**

Yorkson Creek CORNER UNIT, directly overlooking the Park w/ 2 Beds + Den, 1,276 SF of living space, 1,048 SF suite + 228 SF glassed-in solarium. Also, a separate barbq area w/ a gas hookup. A quality constructed building w/ high end finishing & energy efficiency. Includes an AC & heat pump w/ adjustable multi-zone system for the ultimate in efficient cooling and heating. The bathrooms have heated floors. The kitchen has extra tall upper cabinets for a great look & extra storage, granite counter-tops, large island, fridge w/ water & ice, gas stove & a pot filler. Includes 2 parking, 1 larger spot for an over-sized vehicle & a large concrete storage unit w/ power. There is an amenities & exercise rm, & outdoor space for your enjoyment. Ask for the complete list of all the great features.