



Presented by:
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Active **25 21138 88 AVENUE** Residential Attached
R2582937 Langley **\$929,000 (LP)**
 Board: F Walnut Grove (SP)



Sold Date: Frontage (feet): Original Price: **\$929,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1991**
 Depth / Size (ft.): Bedrooms: **3** Age: **30**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,415.87**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: **West** Maint. Fee: **\$476.31** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **017-454-409**
 Mgmt. Co's Name: **Dwell Property Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-821-2999**
 View: **No :**
 Complex / Subdiv: **SPENCER GREEN**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: End Unit, Rancher/Bungalow w/Loft	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		Locker: N
Exterior: Vinyl, Wood	Dist. to Public Transit: Close	Dist. to School Bus:	
Foundation: Concrete Perimeter	Units in Development: 96	Total Units in Strata: 96	
Rain Screen:	Title to Land: Freehold Strata		
Rain Screen:	Property Disc.: Yes		
Renovations: Partly	Fixtures Leased: No :		
Water Supply: City/Municipal	Fixtures Rmvd: No :		
Fireplace Fuel: Gas - Natural	Floor Finish: Laminate, Wall/Wall/Mixed		
Fuel/Heating: Natural Gas, Radiant			
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **PL NWS3323 LT 25 LD 36 SEC 25 TWP 8**

Amenities: **Club House, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 13'4			x			x
Main	Dining Room	13'6 x 8'1			x			x
Main	Kitchen	11' x 8'			x			x
Main	Eating Area	9'6 x 9'			x			x
Main	Master Bedroom	12'11 x 13'7			x			x
Main	Walk-In Closet	7'11 x 6'3			x			x
Above	Bedroom	12'11 x 12'4			x			x
Above	Bedroom	10'6 x 9'6			x			x
					x			x
					x			x

Finished Floor (Main): 1,134	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 439	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3	Above	4	Yes	Pool:
Finished Floor (Total): 1,573 sq. ft.	# or % of Rentals Allowed: 1			4			No	Garage Sz: 20'1x18'4
Unfinished Floor: 0	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Grand Total: 1,573 sq. ft.	Basement: None			6			No	
				7			No	
				8			No	

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

SPENCER GREEN 55+ gated community. Duplex style, end unit townhome w/ master on the main + 2 beds up. Features living rm vaulted ceilings, cozy gas fireplace, crown moulding, in-floor heating, shutter style blinds, retractable screen doors, kitchen granite countertops & jetted tub. Fully fenced backyard, extended patio, electric awning + a patio off the kitchen. Upgrades include AC, new boiler, brand-new microwave & fridge, laminate on the main, freshly painted throughout including ceilings, upstairs vanity & flooring, new toilets & \$11K on the garage w/ built-in cabinets, workbench + epoxy floors. Complex amenities include an outdoor pool, hot tub, club house & workshop. 2009 roofs replaced. One pet allowed. Located in desirable Walnut Grove, close to shopping, parks & walking trails.