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#35 8716 Walnut Grove Drive, Langley

\$312,500.00

Affordable Family Living Desirable Gated Community Of Willow Arbour In Walnut Grove

Affordable Family Living. 1540 square foot basement end unit townhome in the desirable gated community of Willow Arbour in Walnut Grove. Neat, clean and updated this 1540 square foot townhome boasts main level with entertainment sized living room with cozy gas fireplace, dining room with hutch alcove, spacious kitchen with raised panel white cabinets, newer appliances and eating area with sliding door to rear deck, two bedrooms and two baths up including three piece ensuite. Lower level boasts family room with corner gas fireplace and sliding door to rear yard, three piece bath, laundry, bedroom and tandem garage and carport. Updated carpeting and recently updated fridge and stove. Affordable living in style.

A fantastic, affordable opportunity for the discerning Buyer looking for a tastefully decorated, well kept unit in a great location in this desirable complex. Imagine, the freedom to spend weekends and evenings pursuing the interests you desire as you discover that the good life gets even better when professional maintenance frees you from burden of maintaining a single family home and yard.

Doug or Bonnie Mitten



533-3231

Features Of This Home...

Main Level: 998 Square Feet

Living Room - 14' x 11' - Entertaining is easy in the spacious living room with updated carpet and cozy gas fireplace.



Dining Room – 11' x 9' - Spacious enough for any size dinner gathering this super room with updated carpeting and hutch alcove will contribute towards many enjoyable evenings.



Kitchen – 17.33' x 9.16' - Kitchen with attractive white raised panel cabinets, and spacious eating area with sliding door to south facing deck.

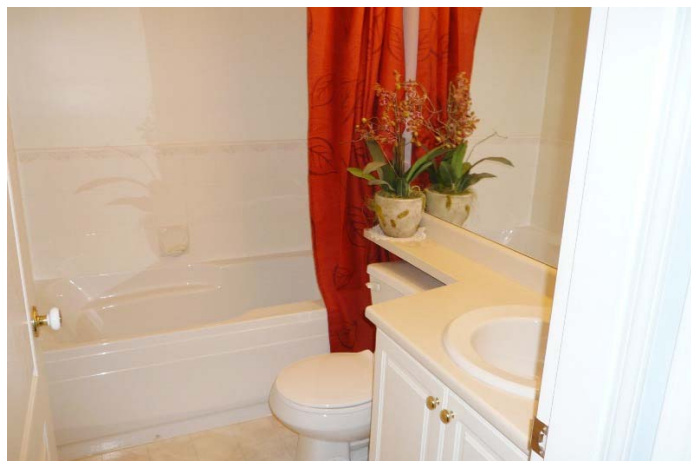


Master Bedroom – 13' x 11.75' - Spacious master pampers you with his and her closets and 3 **piece ensuite bath** with neo-angle shower.



Bedroom – 11.5' x 9'

Bathroom - 4 Piece



Lower Level: 552 Square Feet

Family Room - 14' x 11' - 17.5' x 10.33' - Spacious family room with corner gas fireplace and sliding door to rear yard.



Bedroom – 10.91' x 9.66'

Laundry – 5' x 5'

Bathroom - 4 Piece



Parking: Covered parking for two cars with garage and carport.

Monthly Maintenance: \$201 Per Month

2011 Taxes: \$2,466.09 Gross Tax Plus Utilities

Features Of This Fine Home...



- ★ **Affordable Family Living. 1540 Square Foot Basement End Unit Townhome In The Desirable Gated Community Of Willow Arbour In Walnut Grove.**
- ★ **Neat, Clean And Updated This 1540 Square Foot Townhome Boasts Main Level With Entertainment Sized Living Room With Cozy Gas Fireplace, Dining Room With Hutch Alcove, Spacious Kitchen With Raised Panel White Cabinets, Newer Appliances And Eating Area With Sliding Door To Rear Deck, Two Bedrooms And Two Baths Up Including Three Piece Ensuite.**
- ★ **Lower Level Boasts Family Room With Corner Gas Fireplace And Sliding Door To Rear Yard, Three Piece Bath, Laundry, Bedroom And Tandem Garage And Carport.**
- ★ **Updated Carpeting And Recently Updated Fridge And Stove.**
- ★ **A Fantastic, Affordable Opportunity For The Discerning Buyer Looking For A Tastefully Decorated, Well Kept Unit In A Great Location In This Desirable Complex. Imagine, The Freedom To Spend Weekends And Evenings Pursuing The Interests You Desire As You Discover That The Good Life Gets Even Better When Professional Maintenance Frees You From Burden Of Maintaining A Single Family Home And Yard.**

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All information contained in this brochure while thought to be reliable isn't guaranteed to be accurate & should be verified by buyer.