For Multi-Picture Tour Go To:

www.mitten-realty-services.com



#76 – 7179 201 Street, Langley **$288,800.00**

Three Bedroom In Desirable "Denim"

1225 Square Feet With Attractive Décor

Gorgeous Hardwood Floors & Granite Counters

Affordable and stylish living in desirable "Denim". Gorgeous kitchen with scads of cabinets with granite counters, tile floor, eating area and sliding door to front deck. Entertaining is easy in the living room and dining room with gorgeous hardwood floors and electric fireplace. Upper level boasts two spacious bedrooms including master with his and her closets and door to five piece bath with twin sinks and separate shower and soaker tub. Lower level with three piece bath and third bedroom which can double as family room or den with sliding door to rear yard and patio. This super property must be seen to appreciate with quality finishing and upgrades including hardwood floors and granite counters and in central Willoughby location conveniently close to shopping and with easy freeway access.

Doug or Bonnie Mitten

Prudential | Power Play Realty

533-3231

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

Features Of This Home...

Main Level: 540 Square Feet

Living Room – 14' x 12' - Entertaining is easy in the spacious living room with gorgeous hardwood floors and cozy electric fireplace.







Dining Room – 11' x 9' - Spacious enough for any size dinner gathering and with views of the fireplace this super room with gorgeous hardwood floors will contribute towards many enjoyable evenings.





Kitchen – 12 x 10.5’ - Gorgeous kitchen will excite the most accomplished gourmet with attractive cabinets, gorgeous granite counters, tile floors, built-in dishwasher, eating area with door to rear deck.





Upper Level: 500 Square Feet

Master Bedroom – 12’ x 11’ - Spacious master pampers you with vaulted ceiling, his and her closets and door to five piece semi-ensuite with twin sinks and separate shower and soaker tub.





Bedroom – 11.43’ x 10.66’





Laundry - Stacking washer and dryer conveniently located in closet in upstairs hallway.

Bathroom - 5 Piece





<u>Lower Level</u>: 185 Square Feet

Bedroom/Family Rm/Den – 12’ x 8.33’ – With sliding door to south facing patio and rear yard.





Bathroom – 3 Piece Bathroom

Parking:

Tandem Garage and Carport

Monthly Maintenance:

$146.73 Per Month

2011 Taxes:

$ 2,382.65 Gross Tax Plus Utilities

Features Of This Fine Home…

- **Affordable And Stylish Living In This 1225 Sq. Ft. Townhome In Desirable "Denim"**
- **Gorgeous Kitchen With Scads Of Cabinets With Granite Counters, Tile Floor, Eating Area And Sliding Door To Front Deck.**



- **Entertaining Is Easy In The Living Room And Dining Room With Gorgeous Hardwood Floors And Electric Fireplace.**
- **Upper Level Boasts Two Spacious Bedrooms Including Master With Vaulted Ceiling, His And Her Closets And Door To Five Piece Bath With Twin Sinks And Separate Shower And Soaker Tub.**
- **Lower Level With Three Piece Bath And Third Bedroom Which Can Double As Family Room Or Den With Sliding Door To Rear Yard And Patio.**
- **Parking For Two Cars With Garage & Carport.**
- **This Super Property Must Be Seen To Appreciate With Quality Finishing And Upgrades Including Hardwood Floors And Granite Counters And In Central Willoughby Location Conveniently Close To Shopping And With Easy Freeway Access.**

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

PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES

Prudential Power Play Realty

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Date of disclosure: July 11, 2011

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 76 7179 201 Street Langley V2Y 2Y9 **(the "Unit")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

✓ Principal Residence _____ Residence(s) _____ Barn(s) _____ Shed(s)

_____ Other Building(s) Please describe_____

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?				
B. Are you aware of any current or pending local improvement levies/charges?				
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?				
2. SERVICES				
A. Are you aware of any problems with the water system?				
B. Are you aware of any problems with the sanitary sewer system?				
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?				
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				
C. (i) Has this Unit been previously occupied?				
(ii) Are you the "owner developer" as defined in the Strata Property Act?				
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?				
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?				
F. Are you aware of any structural problems with any of the buildings in the Development?				
G. Are you aware of any problems with the heating and/or central air conditioning system?				
H. Are you aware of any damage due to wind, fire or water?				
I. Are you aware of any infestation or unrepaired damage by insects or rodents?				
J. Are you aware of any leakage or unrepaired damage?				
K. Are you aware of any problems with the electrical or gas system?				
L. Are you aware of any problems with the plumbing system?				
M. Are you aware of any pet restrictions?				

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ADDRESS/STRATA UNIT #: 76 7179 201 Street Langley V2Y 2Y9

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?				
O. Are you aware of any age restrictions?				
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.				
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? $ 1172.12				
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? SEE NOTE				
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?				
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?				
U. Are you aware of any problems with the swimming pool and/or hot tub?				
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?				
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?				
X. Was this Unit constructed by an "owner builder," as defined in the *Homeowner Protection Act*, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)				
Y. Is this Unit or related Common Property covered by home warranty insurance under the *Homeowner Protection Act*?				
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i) If so, what is the rating number? ____ ii) When was the energy assessment report prepared? ____				

AA. Nature of Interest/Ownership: Freehold ☑ Time Share ☐ Leasehold ☐ Undivided ☐ Bare Land ☐ Cooperative ☐

BB. Management Company BAYWEST
Name of Manager SUSAN MacGREGOR Telephone 604 501 8772
Address 13520 78TH AVE SURREY BC

CC. If self managed,
Strata Council President's Name N/A Telephone ____
Strata Council Secretary Treasurer's Name N/A Telephone ____

DD. Are the following documents available?	Yes	No	Can be obtained from:
Bylaws			DOUG MITTEN
Rules/Regulations			DOUG MITTEN
Year-to-date Financial Statements			~~BAYWEST~~ DOUG MITTEN
Current Year's Operating Budget			DOUG MITTEN
All Minutes of Last 24 Months Including Council, Special and AGM Minutes			DOUG MITTEN
Engineer's Report and/or Building Envelope Analysis			NOT AWARE IF AVAILABLE
Strata Plan			DOUG MITTEN

EE. What is the monthly strata fee? $ 146.73

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ADDRESS/STRATA UNIT #: 76 7179 201 Street Langley V2Y 2Y9

3. BUILDING Respecting the Unit and Common Property. (continued)

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	✓				Recreation?		✓		
Heat?		✓			Cable?		✓		
Hot Water?		✓			Gardening?		✓		
Gas Fireplace?		✓			Caretaker				✓
Garbage?	✓				Water?	✓			
Sewer?	✓				Other?		✓		

GG. (i) Number of Unit parking stalls 2 included and specific numbers _____
(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☑

HH. (i) Storage Locker? Yes ☐ No ☑ Number(s) _____
(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used as a marijuana grow operation or to manufacture illegal drugs?		✓		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		✓		

For the purposes of Clause 4. B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:
Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

✓			

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5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

3.D: UNIT CURRENTLY HAS A MONITORED ALARM SYSTEM THAT CAN BE CANCELLED AT ANY TIME WITHOUT PENALTY.

3.L: UNIT HAD A SEWER LINE BLOCKAGE IN MAIN BATHROOM THAT WAS FIXED BY A PLUMBER. ALL OTHER DAMAGE REPAIRED THROUGH INSURANCE.

3.M: REFER TO STRATA BYLAWS.

3.N: REFER TO STRATA BYLAWS.

3.Q: PAINTING LEVY: $293.03 OF TOTAL ALREADY PAID; $293.03 DUE 15 AUG 2011; $586.06 DUE 1 APR 2012

3.R: THERE WAS A PREVIOUS LEVY BUT THE AMOUNT AND PURPOSE ARE OUT OF MY RECOLLECTION.

3.GG: i) ONE GARAGE AND ONE PARKING PAD TANDEM TO GARAGE.
ii) GARAGE IS PART OF UNIT; PARKING PAD IS PART OF STRATA.

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

G.L. DAVIS, 11 JULY 2011

SELLER(S) **SELLER(S)**

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

BUYER(S) **BUYER(S)**

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the strata Unit or the Development.

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