



Presented by:
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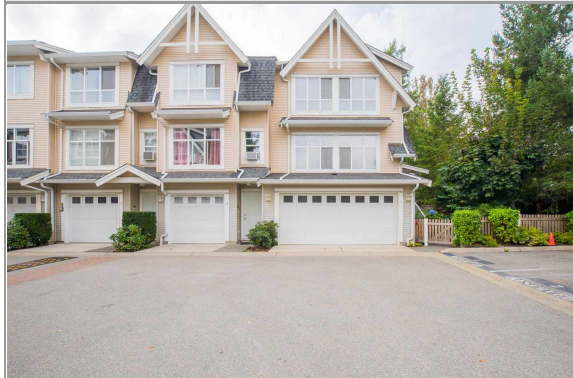
Active
R2203682
Board: F
Townhouse

1 6415 197 STREET

Langley
Willoughby Heights
V2Y 1G8

Residential Attached

\$600,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$600,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2003
Depth / Size (ft.):	Bedrooms: 3	Age: 14
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: CD-22
Flood Plain:	Full Baths: 3	Gross Taxes: \$2,785.22
Council Apprv?:	Half Baths: 1	For Tax Year: 2017
Exposure:	Maint. Fee: \$300.00	Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 025-638-807
Mgmt. Co's Name: Bradshaw		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-576-2424		
View: :		
Complex / Subdiv: LOGAN'S REACH		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Locker:
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Units in Development:
Title to Land: **Freehold Strata** Total Units in Strata:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **STRATA LOT 1 PLAN BCS339 PART1 SE SECTION 15 TOWNSHIP 8 LAND DISTRICT 36**

Amenities: **None**

Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 12'			x			x
Main	Kitchen	14'2 x 8'			x			x
Main	Dining Room	13'5 x 8'			x			x
Main	Family Room	12'5 x 11'4			x			x
Above	Master Bedroom	12'6 x 14'			x			x
Above	Bedroom	11' x 9'6			x			x
Above	Bedroom	11' x 9'6			x			x
Below	Recreation	19'5 x 12'5			x			x
		x			x			
		x			x			

Finished Floor (Main): 730	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 725	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 300	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total): 1,755 sq. ft.	# or % of Rentals Allowed:			4	Below	3	No	Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
	Allwd w/Restrctns			6				
Unfinished Floor: 0				7				
Grand Total: 1,755 sq. ft.	Basement: None			8				

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

Designers own home, featured in BC HOME & GARDEN MAGAZINE with large rear and side yard. Custom finishing from top to bottom including stylish lighting, moulding & millwork, updated bathrooms, built in cabinets & more! The kitchen features italian porcelain counters, butcher block island, updated hardware & backsplash & a double apron sink. Main floor includes 3/4 inch wire brushed oak hardwood floors & B/I cabinets, shelving & bookcases. Upstairs has laminate throughout the 3 bedrooms including 1 with B/I bunk bed plus vaulted master w/ new ensuite including expanded shower. The basement features rec-room with sliding doors to huge rear & side yard with outdoor kitchen, expanded patio dining area, flagstone seating area, raised garden beds, in-ground sprinklers & a trampoline.