



Presented by:

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elevation

**Active**  
**R2216084**

Board: F  
 Townhouse

**18 6415 197 STREET**

Langley  
 Willoughby Heights  
 V2Y 1G8

Residential Attached

**\$494,900** (LP)

(SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure:  
 If new, GST/HST inc?:

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 Maint. Fee: **\$215.76**

Original Price: **\$494,900**  
 Approx. Year Built: **2003**  
 Age: **14**  
 Zoning: **CD-22**  
 Gross Taxes: **\$2,459.70**  
 For Tax Year: **2017**  
 Tax Inc. Utilities?: **Yes**  
 P.I.D.: **025-638-971**  
 Tour: **Virtual Tour URL**

Mgmt. Co's Name: **BRADSHAW**Mgmt. Co's Phone: **604-576-2424**View: **No :**Complex / Subdiv: **LOGAN'S REACH**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
 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**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Grge/Double Tandem**

Locker:  
 Dist. to School Bus: **2 Blocks**  
 Total Units in Strata: **25**

Dist. to Public Transit: **1 Block**  
 Units in Development:  
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **PL BCS339 LT 18 LT 36 SEC 15 TWP 8**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'4			x			x
Main	Dining Room	10'11 x 8'7			x			x
Main	Kitchen	12'10 x 17'			x			x
Above	Master Bedroom	11'8 x 11'			x			x
Above	Bedroom	10' x 8'6			x			x
Above	Bedroom	11' x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	645	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	645	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,290 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	1,290 sq. ft.	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

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

**Comfortable and well loved 3 bedroom + 2.5 bathroom townhome in Logans Reach! Enjoy some down time in the bright and cozy living room/dining room or cozy-up by the warm gas fireplace as the weather cools down. The main floor also features a large kitchen and eating area, leading out to a balcony. Perfect for young families this home is perfectly situated within a walking distance of Willowbrook mall, schools, restaurants, grocery store and much more.**