



Presented by:

# Tyler Schacter - PREC

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**Active**  
**R2323212**  
Board: F  
Apartment/Condo

**119 8915 202 STREET**  
Langley  
Walnut Grove  
V1M 0B5

Residential Attached  
**\$349,900** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$359,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2009</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD-23</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,988.73</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$229.70</b>	Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?: <b>Yes</b>		P.I.D.: <b>028-039-360</b>
Mgmt. Co's Name:		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>No</b> :		
Complex / Subdiv: <b>Hawthorne</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: <b>1 Storey, Ground Level Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Stone, Vinyl</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1</b>
Rain Screen:	Units in Development:
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel: <b>Electric</b>	R.I. Plumbing:
Fuel/Heating: <b>Electric</b>	R.I. Fireplaces:
Outdoor Area: <b>Fenced Yard</b>	# of Fireplaces: <b>1</b>
Type of Roof: <b>Asphalt</b>	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b> :
	Fixtures Rmvd: <b>No</b> :
	Floor Finish: <b>Laminate, Wall/Wall/Mixed</b>

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**  
 Legal: **STRATA LOT 19 PLAN BCS3591 SECTION 35 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
 Amenities: **Bike Room, In Suite Laundry, Storage**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'11"			x			x
Main	Dining Room	11'10' x 10'9"			x			x
Main	Kitchen	10'9' x 8'10"			x			x
Main	Den	7'3' x 6'			x			x
Main	Master Bedroom	14' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>714</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>714 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>714 sq. ft.</b>				7				
				8				

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

**THE HAWTHORNE- 1 Bedroom & Den- ground floor unit on a quiet well-maintained building. Open concept flow from the outdoor yard into the living/dining area & kitchen. Features include fireplace, laminate floors through main living area + den/office. Yard is perfect for owners with children/a pet. Kitchen boasts stainless appliances, eating bar & built-in microwave. Large master bedroom accommodates bigger furniture & walkthru closet to the Main bath with soaker tub. Secure underground parking and visitor area. 1 Pet OK, rentals with restrictions. Day care across the street. Close to Cineplex Movie Theatre & an elementary school. Walk to the banks, shops, transit, restaurants, fast access to Golden Ears bdirge, HWY 1 & park'n ride.**