



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

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

Residential Attached  
**\$359,900** (LP)  
(SP)



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

|   |   |
|---|---|
| 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> Dist. to School Bus: <b>3</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.**