



Presented by:
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R2515078 **16 5271 204 STREET** Residential Attached
 Board: F Langley **\$414,900** (LP)
 Townhouse Langley City V3A 5X1 (SP) **M**



Sold Date: Frontage (feet): Original Price: **\$414,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1974**
 Depth / Size (ft.): Bedrooms: **3** Age: **46**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,585.05**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$327.82** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **001-239-031**
 Mgmt. Co's Name: **QUAY PACIFIC MANAGEMENT** Tour: [Virtual Tour URL](#)
 Mgmt. Co's Phone: **604-371-2208**
 View: **No :**
 Complex / Subdiv: **Portage Estates**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 0	Parking Access:
Construction: Log	Parking: Open, Visitor Parking		Locker:
Exterior: Vinyl	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata: 6	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: Yes		
Water Supply: City/Municipal	Metered Water:		
Fireplace Fuel:	R.I. Fireplaces:		
Fuel/Heating: Forced Air, Natural Gas	# of Fireplaces: 0		
Outdoor Area: Patio(s)	Fixtures Leased: No :		
Type of Roof: Asphalt	Fixtures Rmvd: No :		
	Floor Finish: Laminate, Tile		

Maint Fee Inc: **Gardening, Management**
 Legal: **STRATA LOT 16 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN NW266 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM 1**
 Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 13'11			x			x
Main	Dining Room	10' x 9'3			x			x
Main	Kitchen	10' x 9'2			x			x
Main	Storage	6'8 x 3'6			x			x
Main	Patio	18'7 x 12'2			x			x
Above	Master Bedroom	16'1 x 9'11			x			x
Above	Bedroom	10'2 x 9'			x			x
Above	Bedroom	10'2 x 9'			x			x
Above	Storage	5'7 x 4'8			x			x
		x			x			x

Finished Floor (Main):	589	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	611	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: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	1,200 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Grand Total:	1,200 sq. ft.	Basement: None			6			No	
					7			No	
					8			No	

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

You'll find great value in this tastefully updated, 3-bed townhome in Portage Estates. The open concept kitchen features tile floors, updated and additional cabinets, stainless steel appliances, tile backsplash and adjacent dining room w/ sliding door to the partially covered patio. Laminate flooring has been added throughout the living room and 3 spacious bedrooms with large closets and built in shelving. Incl an updated main floor powder room plus a full bathroom upstairs. Plenty of room for your stuff in the upstairs storage/bonus room and outdoor shed. Located on a quiet, dead end street, a short walk to shopping, boutique restaurants, recreation centre, library, parks, trails, schools, transit and the future skytrain route! Well run family complex with pool, playground and courtyard.

The enclosed information, while deemed to be correct, is not guaranteed.
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