



Presented by:
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Active
R2416095
Board: F
Apartment/Condo

209 6440 197 STREET
Langley
Willoughby Heights
V2Y 1H9

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



Sold Date:	Frontage (feet):	Original Price: \$359,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1991
Depth / Size (ft.):	Bedrooms: 2	Age: 28
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM-3
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,428.65
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$366.55	Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 017-692-539
Mgmt. Co's Name: Campbell Strata Mgmt Ltd.		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-864-0380		
View: No :		
Complex / Subdiv: The Kingsway		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Sanitation		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
Legal: **STRATA LOT 17 PLAN LMS273 SECTION 15 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: **Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 23'			x			x
Main	Dining Room	9'6 x 10'			x			x
Main	Kitchen	9'6 x 9'			x			x
Main	Foyer	4'6 x 6'5			x			x
Main	Master Bedroom	13'11 x 11'11			x			x
Main	Bedroom	9'10 x 10'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,106	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,106 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,106 sq. ft.	Basement: None			7				
				8				

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

Highly sought after, 2 bedroom, 2 bathroom unit in The Kingsway. This south facing unit is spacious enough for all your entertaining needs. Features a large living room with gas fireplace (included in strata fee) and a dining room with space for the whole family. The bedroom accommodates a king sized bed and more. Clean and well maintained, located in the heart of the Willowbrook shopping area, a short walk to banks, produce stores, drugstores, grocery stores and the mall! Convenient access to bus stops. Building is entirely owner occupied with an excellent video surveillance system for added peace of mind.