



Presented by:  
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**Active**  
**R2428157**  
Board: F  
Apartment/Condo

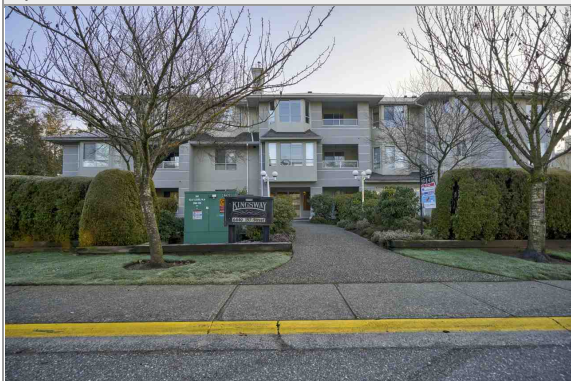
**209 6440 197 STREET**

Langley  
Willoughby Heights  
V2Y 1H9

Residential Attached

**\$349,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$349,900**  
Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1991**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **29**  
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: **South** Maint. Fee: **\$415.91** Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **017-692-539**  
Mgmt. Co's Name: **Campbell Strata Management Ltd** Tour: \_\_\_\_\_  
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; Underground, 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: **Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other**  
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: **ClthWsh/Dryr/Frdg/Stve/DW**

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

Finished Floor (Main):	<b>1,106</b>	# of Rooms: <b>6</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	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3			<b>No</b>	Pool:
Finished Floor (Total):	<b>1,106 sq. ft.</b>	# or % of Rentals Allowed:			4			<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Not Allowed, Rentals Not Allowed</b>			5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>1,106 sq. ft.</b>	Basement: <b>None</b>			6			<b>No</b>	
					7			<b>No</b>	
					8			<b>No</b>	

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 security. Enjoy peace of mind for years to come with new parking garage membrane paid for by seller.**