

PH6-8880 202 STREET

THE RESIDENCES AT VILLAGE SQUARE
2 BEDROOM | 2 BATHROOM | LIVING AREA: 965 SQFT



Corner penthouse unit has high ceilings & extra large windows, allowing natural light to shine in. Open floor plan, with bedrooms at opposite sides, enhances the spaciousness of the unit & provides beautiful mountain views from the living room & bedroom. Featuring shaker wood cabinets, laminate flooring, ceramic tile backsplash, & an oversized covered balcony! Includes professional concierge, media room, lounge with cozy fireplace, central park with walking paths, seating areas, BBQ & putting green, fitness centre & rooftop patio. Fun activities available for the residents: summer BBQs., morning coffee get-togethers, Sunday afternoon Bingo, Friday night happy hour & more. Great walkability to all amenities: groceries, doctors, restaurants, plus a Hair Salon & physiotherapy in the building.



604-533-3491
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





WALK SCORE

Walk Score
76

Very Walkable

Most errands can be accomplished on foot.

Transit Score
47

Some Transit

A few nearby public transportation options.

Bike Score
77

Very Bikeable

Biking is convenient for most trips.

COMMUTE to downtown Langley



15 min



26 min



38 min



60+ min

SCHOOL CATCHMENT

Dorothy Peacock Elementary (K-7)

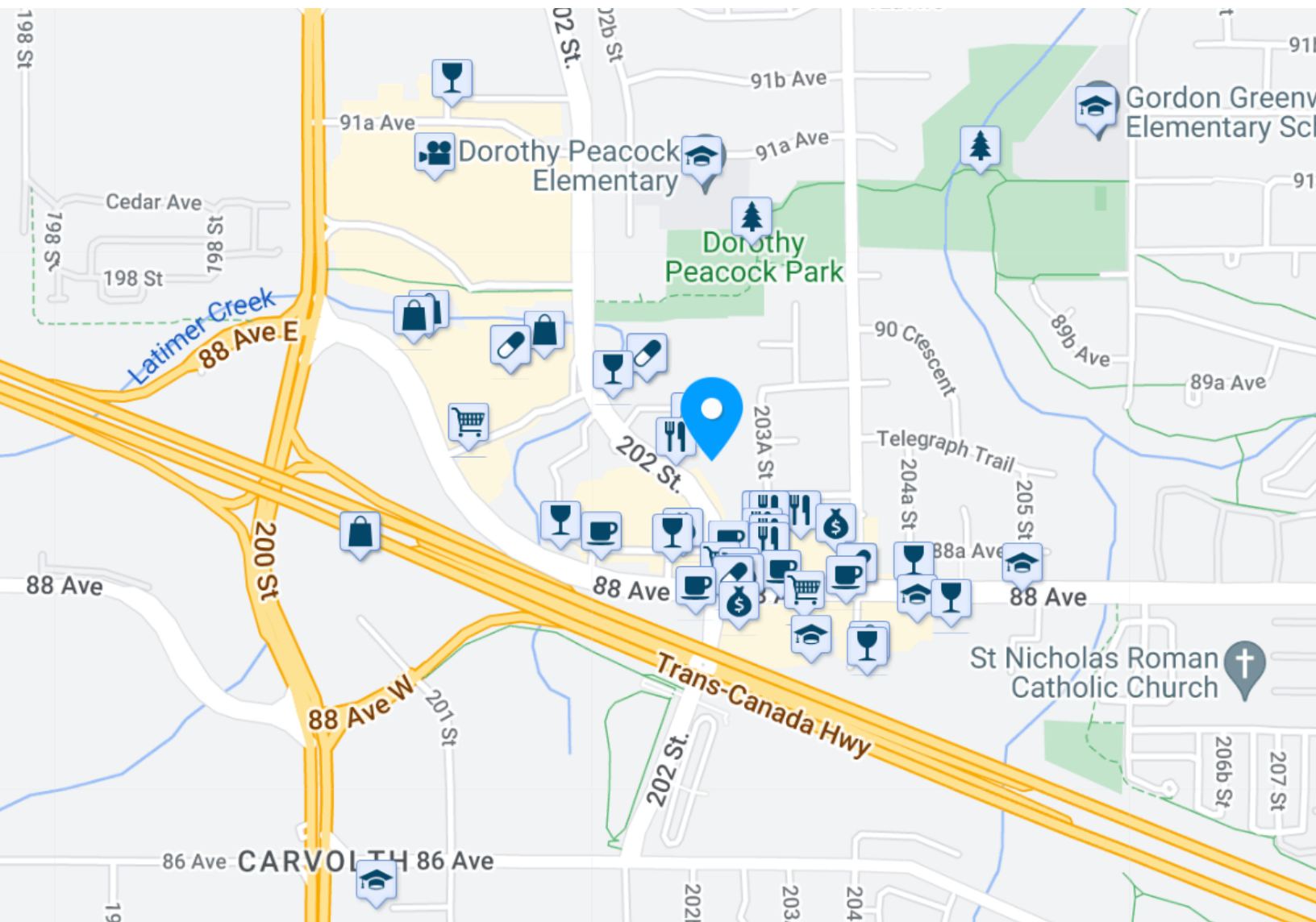
20292 - 91A Avenue
Langley, BC, V1M 2G2
Phone: 604-513-8000

Yorkson Creek Middle School (6-8)

20686 - 84 Avenue
Langley, BC, V2Y 2B5
Phone: 604-888-8065

Walnut Grove Secondary School (8-12)

8919 Walnut Grove Drive
Langley, BC, V1M 2N7
Phone: 604-882-0220



604-704-8551

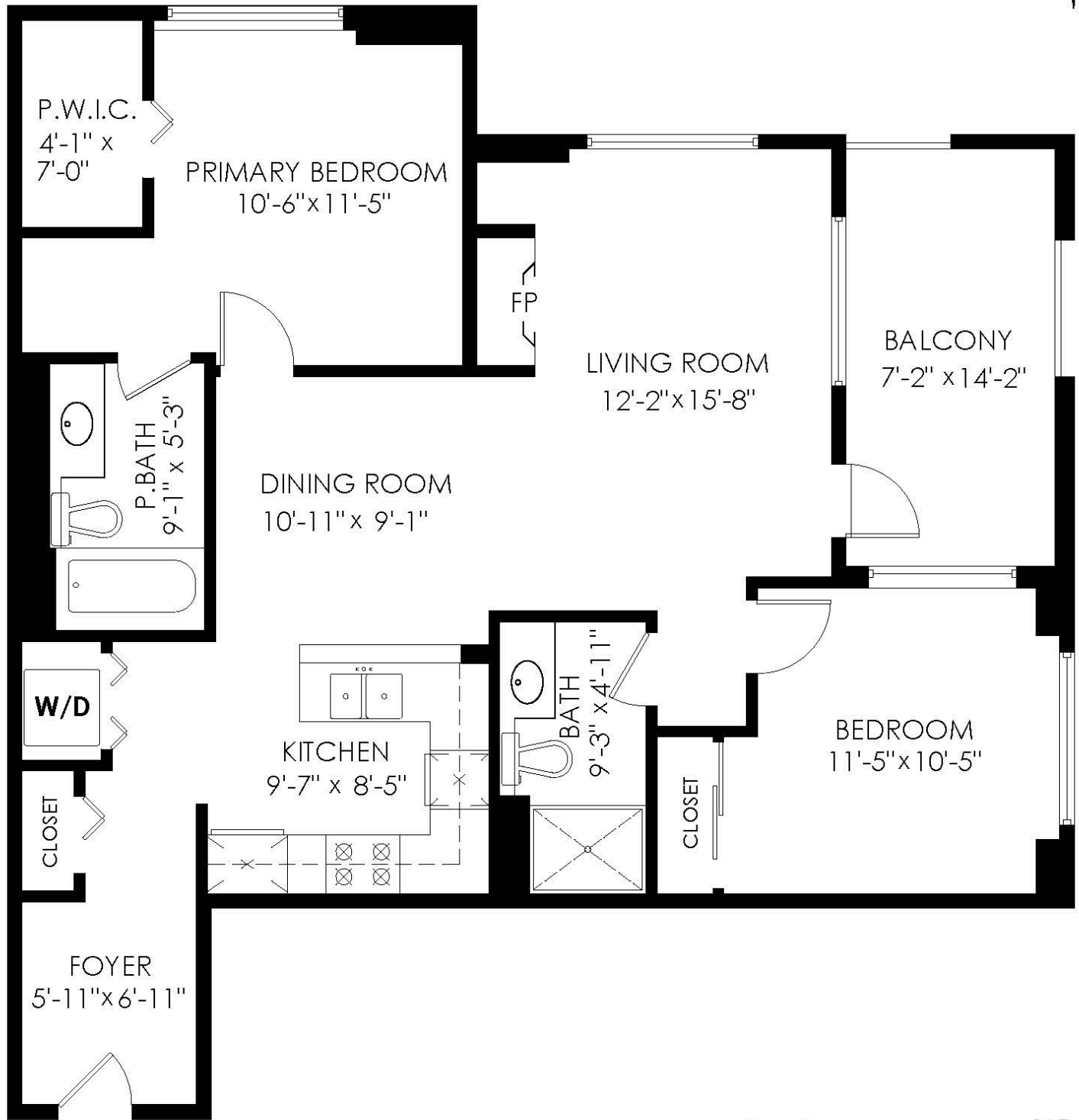
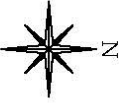
info@elevationrealestate.ca

www.elevationrealestate.ca



406-8880 202 St Langley

Scan QR Code to view
Virtual Walkthrough



TREELAND REALTY



ALL THE RAGE
CREATIVE

SCALE



Floor Area: **965 sq.ft.**

Balcony: 101 sq.ft.

Ceiling Height: 9'-0"

MEASURED ON: (2023-02-24)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

R2755629
Board: F
Apartment/Condo

PH6 8880 202 STREET

Langley
Walnut Grove
V1M 4E7

Residential Attached

\$484,900 (LP)

(SP) 



Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage:
Flood Plain: **No**
View: **Yes Mountains**
Complex / Subdiv: **The Residences at Village Square**
First Nation Reserve:

If new, GST/HST inc?:
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$484,900**
Approx. Year Built: **2005**
Age: **18**
Zoning: **CD-2**
Gross Taxes: **\$2,466.23**
For Tax Year: **2022**
Tax Inc. Utilities?: **Yes**
Tour: [Virtual Tour URL](#)

Style of Home: **1 Storey, Penthouse**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplac... **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **2 Blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Lease... **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Dist. to School Bus: **1 km**

Legal: **STRATA LOT 85 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1359 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Independent living, Restaurant, Storage, Wheelchair Access, Concierge**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **965**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **965 sq. ft.**
Unfinished Floor: **0**

Units in Development:
Exposure: **Northwest**
Mgmt. Co's Name: **Associa British Columbia Inc.**
Maint Fee: **\$0.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **94** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:

Grand Total: **965 sq. ft.**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allowed**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **8**

Restricted Age: **55+**
or % of Rentals Allowed: **100 %**
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Airbnb or similar use prohibited**
of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Foyer	5'11 x 6'11			x	1	Main	4	Yes
Above	Kitchen	9'7 x 8'5			x	2	Main	3	No
Above	Dining Room	10'11 x 9'1			x	3			No
Above	Living Room	12'2 x 15'8			x	4			No
Above	Primary Bedroom	10'6 x 11'5			x	5			No

elevation
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