

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.



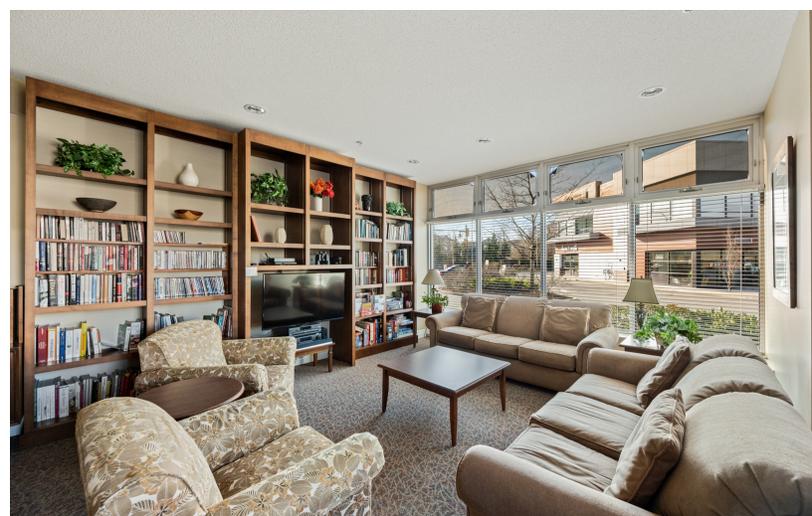
604-533-3491
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JOEL SCHACTER *PREC
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Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





604-704-8551

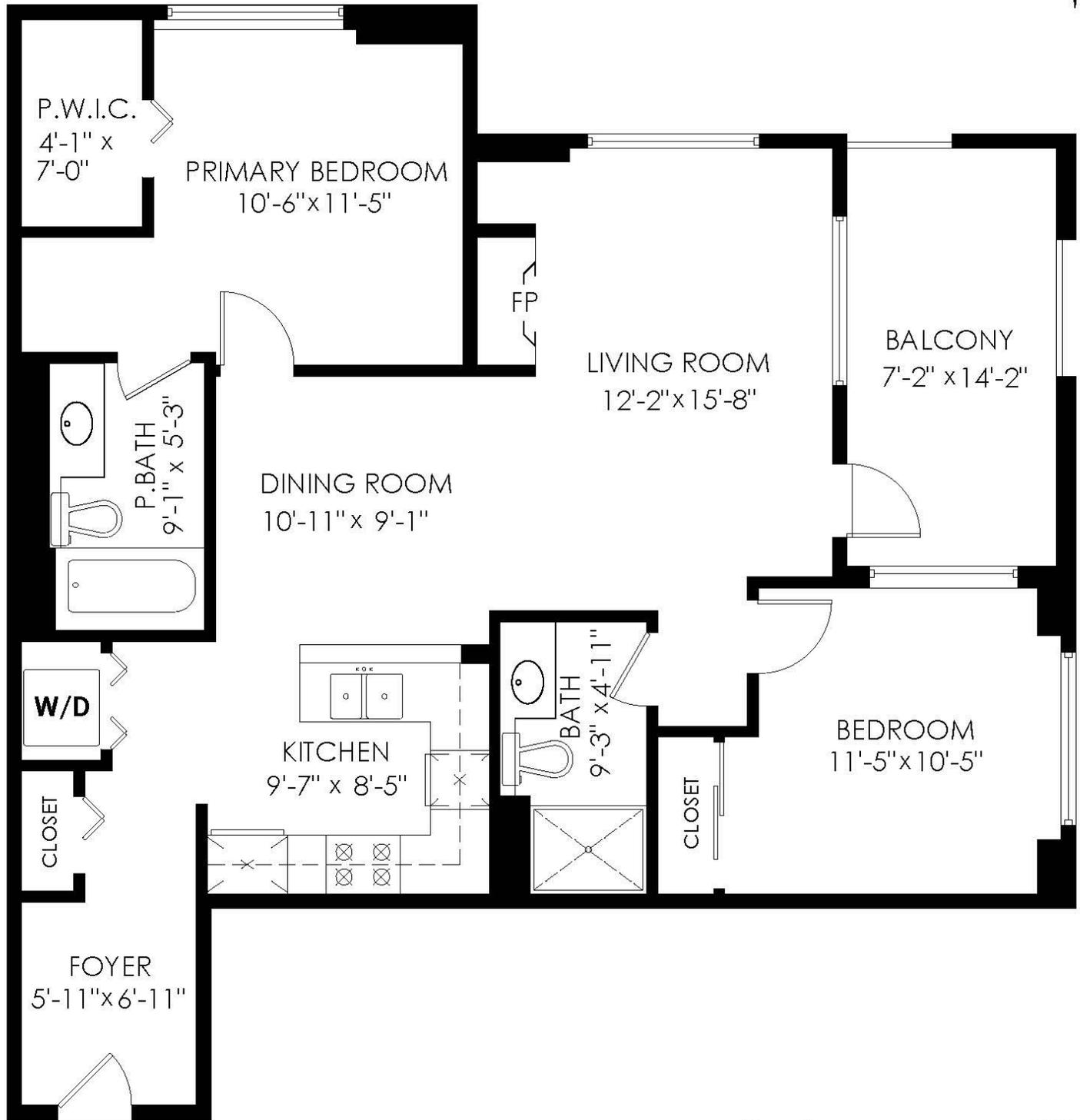
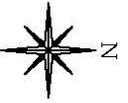
info@elevationrealestate.ca

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406-8880 202 St Langley

Scan QR Code to view
Virtual Walkthrough



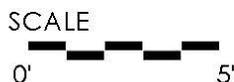
Floor Area: 965 sq.ft.

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: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **2**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage:
 Flood Plain: **No** P.I.D.: **026-328-208**
 View: **Yes Mountains**
 Complex / Subdiv: **The Residences at Village Square**
 First Nation Reserve:

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](#)

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **1 km**

Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Lease... **No**

Reno. Year:
 Rain Screen:
 Metered Water: Fixtures Rmvd: **No**
 R.I. Plumbing:
 Floor Finish: **Laminate, Tile, Carpet**

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**

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	Units in Development:		Tot Units in Strata:	94	Locker:	Yes
Finished Floor (Above):	0	Exposure: Northwest		Storeys in Building:	4		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name: Associa British Columbia Inc.		Mgmt. Co's #:	604-591-6060		
Finished Floor (Below):	0	Maint Fee: \$0.00		Council/Park Apprv?:			
Finished Floor (Basement):	0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility					
Finished Floor (Total):	965 sq. ft.						
Unfinished Floor:	0						

Grand Total: **965 sq. ft.** Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allowed**
 Suite: **None** Restricted Age: **55+** # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 Basement: **None** # or % of Rentals Allowed: **100%**
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
 # of Kitchens: **1** # of Rooms: **8** Short Term Lse-Details: **Airbnb or similar use prohibited**

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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