

409-7506 199A STREET

CAMDEN

2 BEDROOM | 2 BATHROOM | LIVING AREA: 873 SQFT



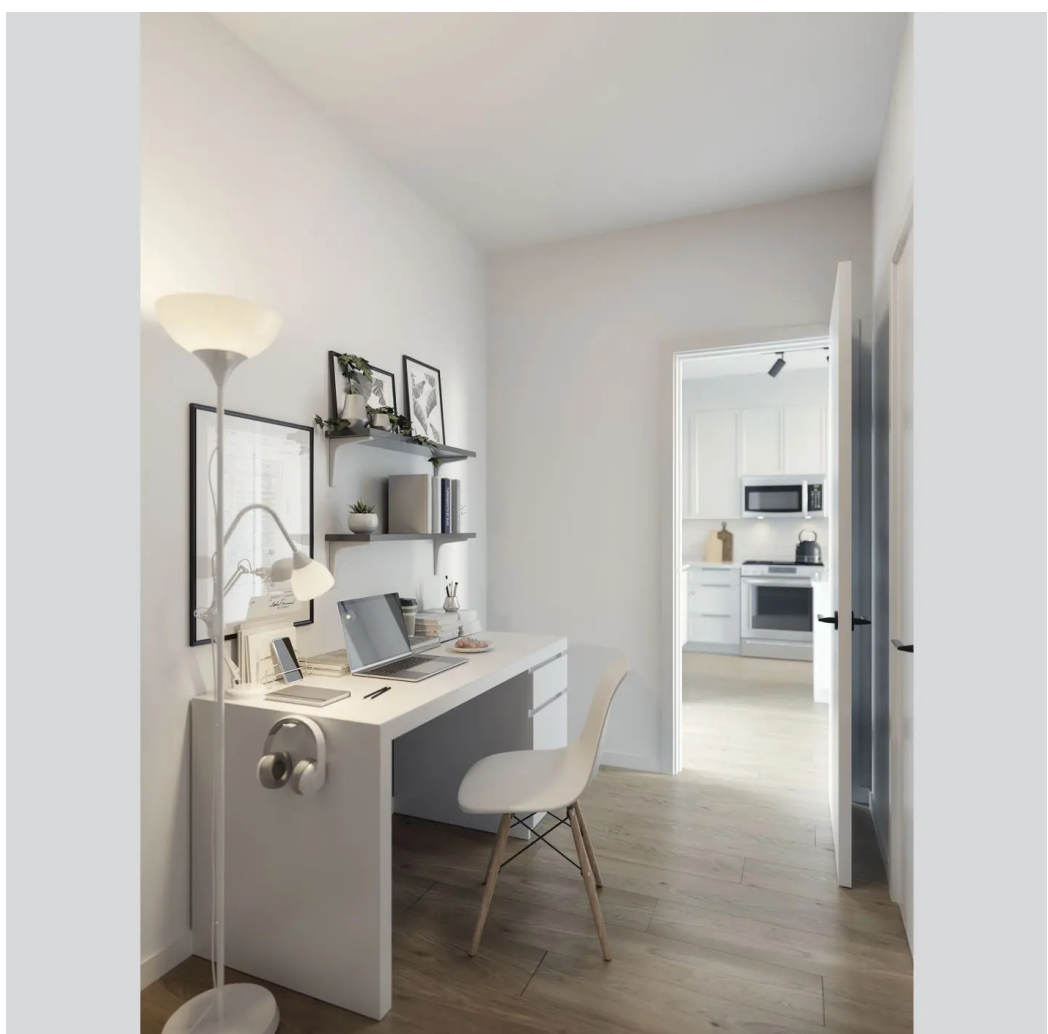
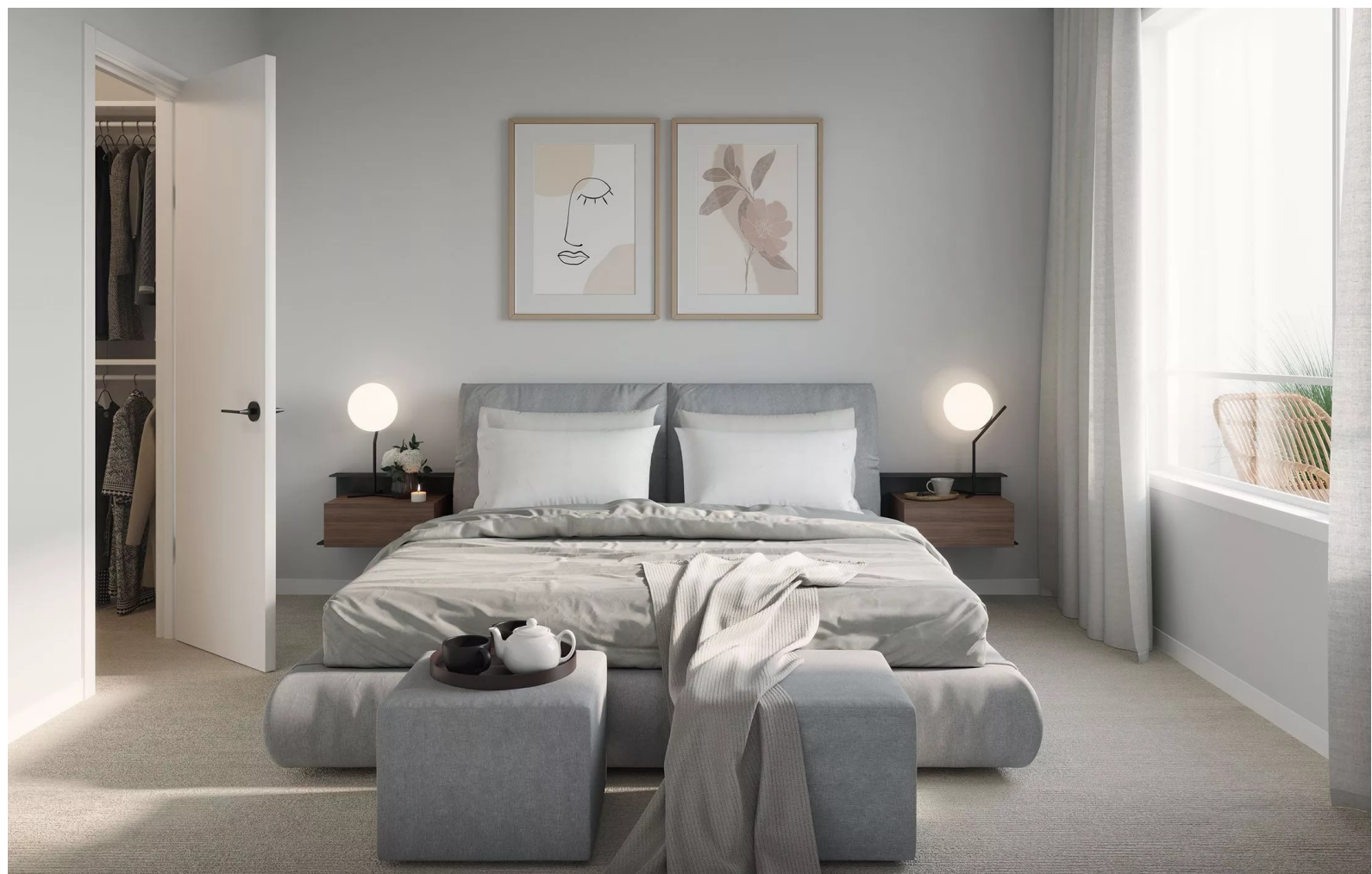
Top floor 2 bedroom 2 bathroom w/ den unit in Camden, built by award-winning Zenterra Developments. Quiet south-facing unit with vaulted ceilings & "Dawn" colour scheme. Floor Plan C. Kitchen features Samsung stainless steel appliances, large island, & quartz countertops. Master bedroom includes walk-through closet to ensuite bathroom w/ frameless glass shower & Kohler sink faucets. Amazing location just minutes from Willowbrook shopping and restaurants, Langley Events Centre, schools, Carvolth Exchange, and Langley's future skytrain station. Includes 2 underground parking stalls and 1 storage locker. Assignment of contract w/ estimated completion summer 2023.

604-533-3491
elevationrealestate.ca



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

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC





WALK SCORE

Walk Score
27

Car-Dependent

Most errands require a car.

Transit Score
35

Some Transit

A few nearby public transportation options.

Bike Score
56

Bikeable

Some bike infrastructure.

COMMUTE to downtown Langley



8 min



20 min



17 min



56 min

SCHOOL CATCHMENT

R.C Garnett Elementary (K-5)

7096 - 201 Street

Langley, BC, V2Y 3G7

Phone: 604-532-7814

Peter Ewart Middle School (6-8)

7755 202A Street

Langley, BC, V2Y 1W4

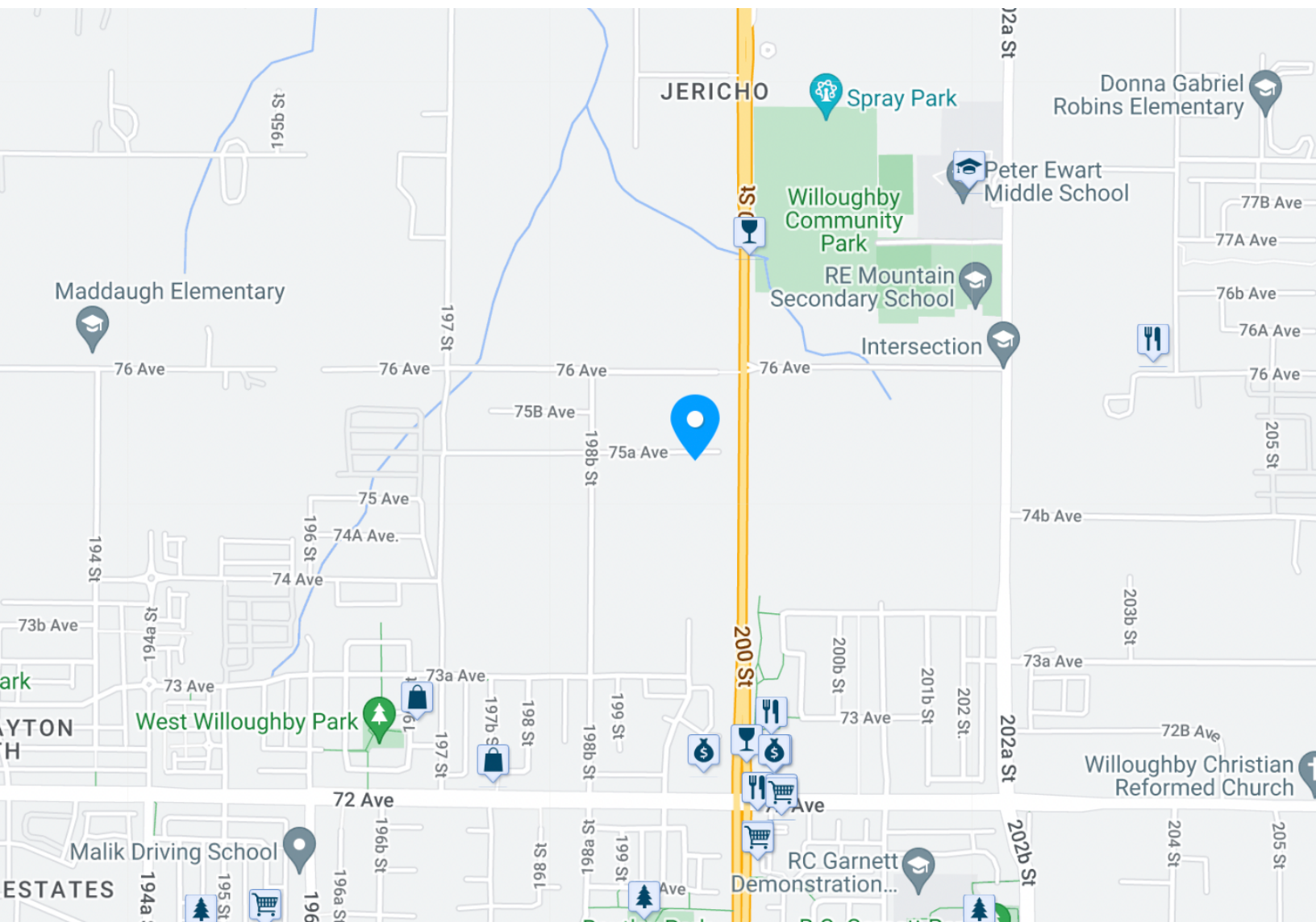
Phone: 778-726-4815

R.E Mountain Secondary School (9-12)

7633 202A Street

Langley, BC, V2Y 1W4

Phone: 604-888-3033



CAMDEN



2 Bedroom + Flex, 2 Bathroom
Approx. 873 Sq Ft



Mirrored Homes
108, 114, 208, 209,
214, 308, 309, 314,
408, 409, 414



LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4




IN A CONTINUED EFFORT TO IMPROVE OUR HOMES, WE RESERVE THE RIGHT TO MODIFY PLANS, SPECIFICATIONS AND PRICES WITHOUT NOTICE. ROOM SIZES, SQUARE FOOTAGE, FEATURES AND OUTDOOR SPACES MAY VARY WITHIN THIS COMMUNITY. FLOOR PLANS MAY BE REVERSED BASED UPON LOCATION. ALL DIMENSIONS AND SIZES ARE APPROXIMATE. BUYERS ARE RECOMMENDED TO READ THE SALES DISCLOSURE STATEMENT AND REVIEW THE ARCHITECTURAL PLANS PRIOR TO PURCHASE. E.&O.E.



R2764525
Board: F
Apartment/Condo

409 7506 199A STREET

Langley
Willoughby Heights
V0V 0V0

Residential Attached
\$598,000 (LP)
(SP) 



Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage:
Flood Plain:
View: **No** :
Complex / Subdiv: **Camden**
First Nation Reserve:
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
P.I.D.: **300-005-668**
Original Price: **\$598,000**
Approx. Year Built: **2023**
Age: **0**
Zoning: **CD-132**
Gross Taxes: **\$0.00**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour:

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

Renovations:
of Fireplac... **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **5min walk**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Lease... **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Carpet**

Dist. to School Bus: **15min walk**

Legal: **SALE CANNOT BE COMPLETED UNTIL STRATA PLAN IS REGISTERED**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **873**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **873 sq. ft.**
Unfinished Floor: **0**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$309.03**
Maint Fee Includes: **Management**

Tot Units in Strata: **115** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #:
Council/Park Apprv?:

Grand Total: **873 sq. ft.**

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

of Levels: **1**
of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100 %**
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **no rental restrictions**

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	0' x 0'			x	1	Main	4	No
Main	Dining Room	0' x 0'			x	2	Main	4	Yes
Main	Kitchen	0' x 0'			x	3			No
Main	Primary Bedroom	0' x 0'			x	4			No
Main	Bedroom	0' x 0'			x	5			No

elevation
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