

# 4-7947 209 STREET

LIVING AREA: 1, 465 SQFT  
BEDROOM: 3 | BATHROOM: 3



Welcome to Luxia! Conveniently located in Willoughby, everything is at your fingertips including parks, schools, shops, and restaurants. This luxurious 3 bed 3 bath home offers a spacious master bedroom with a walk-in closet, balcony, and ensuite with his & her sinks and frameless glass shower. The modern kitchen includes an island, pantry, quartz countertops, and KitchenAid gas appliances. Details like the herringbone tile, wide laminate flooring, and geometric backsplash, set this home apart from the crowd. Enjoy the Side-by-Side garage and FOUR Balconies/patios for all your outdoor enjoyment. Amenities like a fitness centre and games room are exclusive to residents and the community also offers water features, green space, and a kids play area.



778-751-4447  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**DONAVON ASH**  
PERSONAL REAL ESTATE CORPORATION

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





# WALK SCORE

Walk Score

37

**Car Dependent**  
Most errands require a car

Transit Score

30

**Some Transit**  
A few nearby public transportation options.

Bike Score

46

**Somewhat Bikeable**  
Minimal bike infrastructure

# SCHOOL CATCHMENT

**Richard Bulpitt (K-5)**  
20965 77A Avenue  
Langley, BC V2Y 2E6  
Phone: 604-888-5393

**Yorkson Creek (6-8)**  
20686 84 Avenue  
Langley, BC, V2Y 2B5  
Phone: 604-888-8065

**RE Mountain (9-12)**  
7633 202A Street  
Langley, BC, V2Y 1W4  
Phone: 604-888-3033

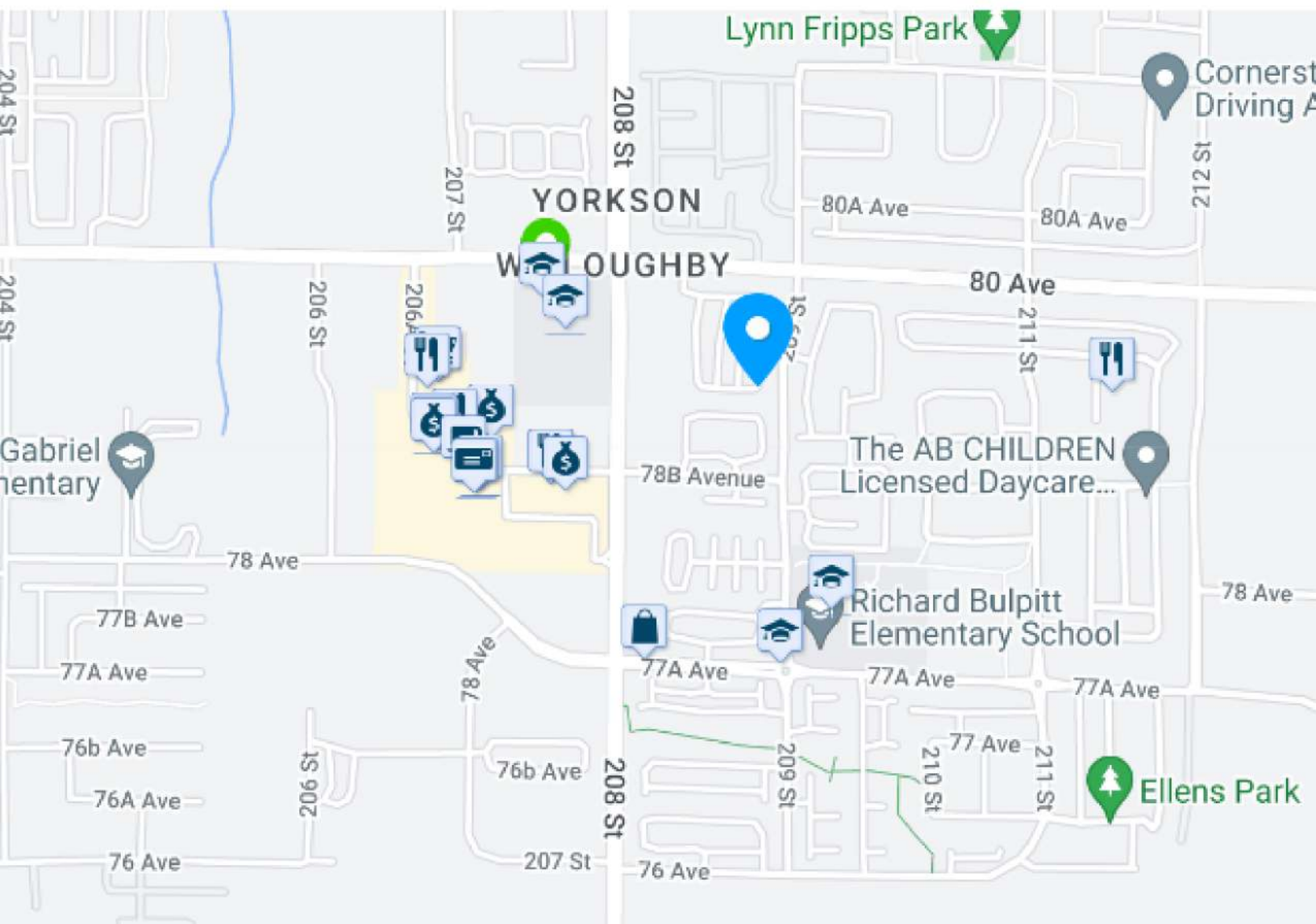
# COMMUTE to downtown Langley

 12 min

 17 min

 20 min

 60+ min



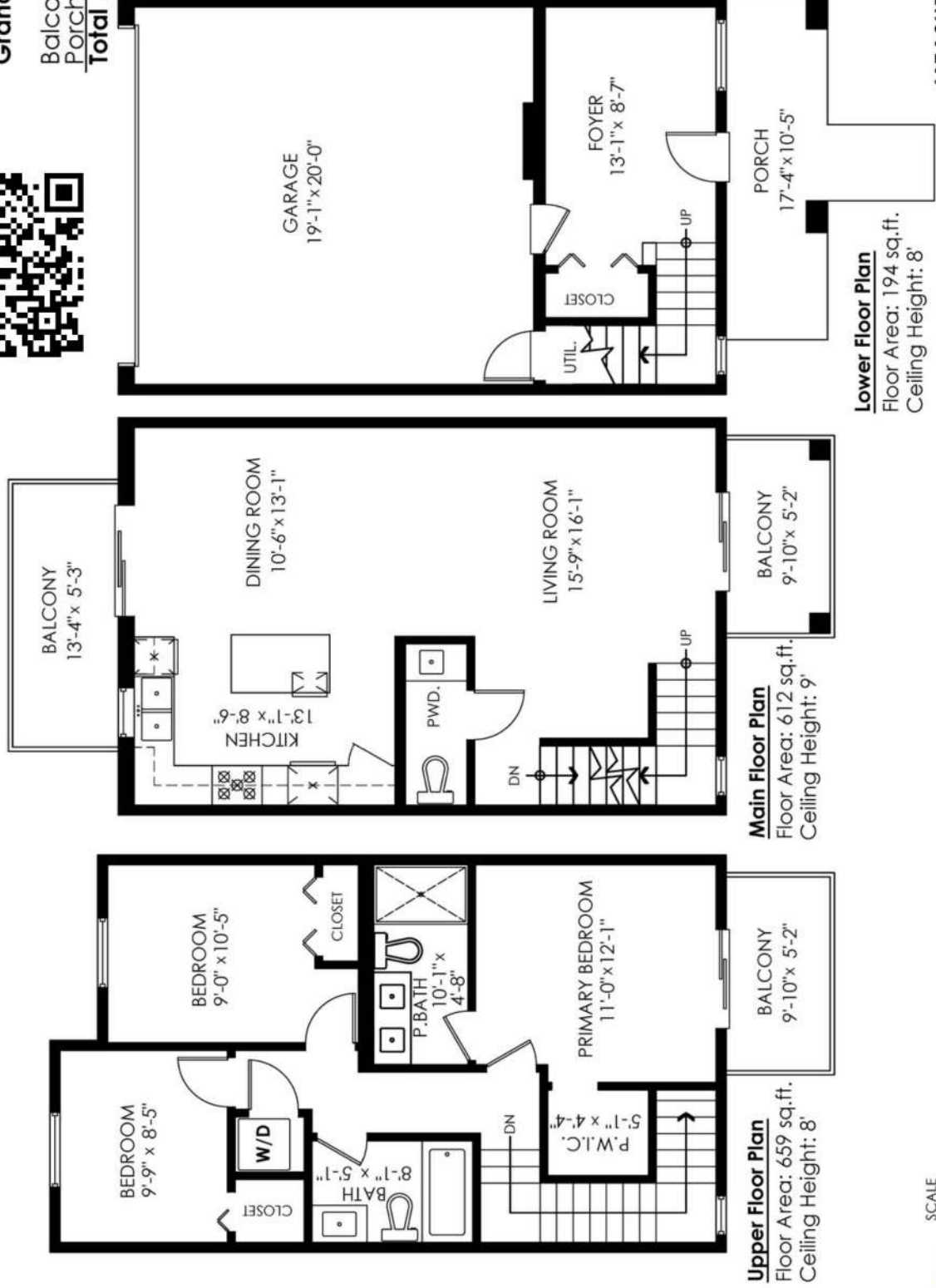


Scan QR Code  
to view Virtual  
Walkthrough



# 4-7947 209 St Langley

Main Floor:	612 sq.ft.
Upper Floor:	659 sq.ft.
Lower Floor:	194 sq.ft.
<b>Total Livable:</b>	<b>1,465 sq.ft.</b>
Garage:	419 sq.ft.
<b>Grand Total:</b>	<b>1,884 sq.ft.</b>
Balconies:	173 sq.ft.
Porch:	109 sq.ft.
<b>Total Extras:</b>	<b>282 sq.ft.</b>



SCALE  
0' 5'

**R2780829**  
Board: F  
Townhouse

**4 7947 209 STREET**  
Langley  
Willoughby Heights  
V2Y 2C8

Residential Attached  
**\$849,900 (LP)**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$849,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-107</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,743.40</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>030-812-020</b>	For Tax Year: <b>2022</b>
Flood Plain:		Tax Inc. Utilities?: <b>Yes</b>
View: <b>No :</b>		
Complex / Subdiv: <b>Luxia</b>		
First Nation Reserve:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>3 Storey, Inside Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Fibre Cement Board, Mixed</b>	Dist. to Public Transit: <b>0.2 km</b>		Dist. to School Bus: <b>0.4 km</b>
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold Strata</b>		
	Property Disc.: <b>Yes</b>		
Renovations:	Fixtures: <b>No :</b>		
# of <b>0</b> R.I. Fireplaces:	Fixtures Rmvd: <b>No :</b>		
Fireplace Fuel: <b>None</b>	Floor Finish: <b>Laminate, Mixed, Carpet</b>		
Fuel/Heating: <b>Baseboard, Electric</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **STRATA LOT 8, PLAN EPS5794, SECTION 24, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, 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, Exercise Centre, In Suite Laundry**

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**

Features: **CithWsh/Dryr/Frdg/Stve/DW, Microwave, Security - Roughed In, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>612</b>	Units in Development: <b>138</b>	Tot Units in Strata: <b>138</b>	Locker: <b>No</b>
Finished Floor (Above): <b>659</b>	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Peninsula Strata Management</b>	Mgmt. Co's #: <b>604-385-2242</b>	
Finished Floor (Below): <b>194</b>	Maint Fee: <b>\$264.47</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,465 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,465 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>100%</b>		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>3</b>			
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	13'1 x 8'7			x	1	Main	2	No
Main	Kitchen	13'1 x 8'6			x	2	Above	4	Yes
Main	Dining Room	10'6 x 13'1			x	3	Above	4	No
Main	Living Room	15'9 x 16'1			x	4			No
Above	Primary Bedroom	11'0 x 12'1			x	5			No
Above	Walk-In Closet	5'1 x 4'4			x	6			No
Above	Bedroom	9'0 x 10'5			x	7			No
Above	Bedroom	9'9 x 8'5			x	8			No

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

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