

14 - 4771 224 STREET

STATION 48

LIVING AREA: 1,619 SQFT | BEDROOM: 4 | BATHROOM: 4



STATION 48 (east) END UNIT located in the heart of Murrayville! Built in 2021 this townhouse is in LIKE NEW condition, fully loaded with features including A/C & backyard with 6ft fence! Inside offers an open BRIGHT, MODERN concept kitchen w/ SS appliances, gas stove, shaker style cabinets, quartz counters & tile backsplash. Living room, eating area & dining room plus 2 decks & Gas BBQ hook up on the main! Upstairs consists of a large master bedroom w/ 4-piece ensuite, frameless rainfall shower, 2 secondary bedrooms, main bath & laundry, private backyard, +bonus side yard w/ garden bed! Features include durable wide plank laminate throughout, closet organizers & more! Walk to James Hill Elementary, Murrayville Town Centre, IGA & everything you need! Large 502 sq. ft. garage!



604-704-8551
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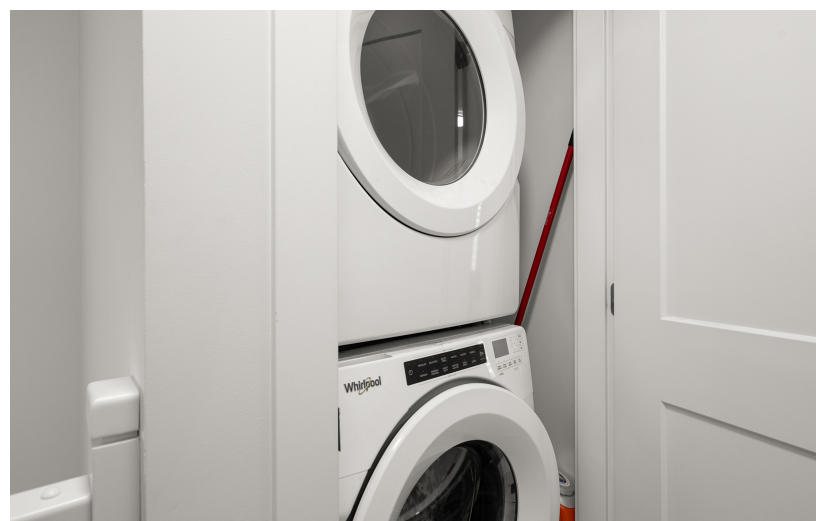
elevation RE/MAX
RE/MAX TREELAND REALTY

JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

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









Strata Fees

Management Company: Remi Real Estate Management | (604)530-9944

Includes : Garbage Pickup, Gardening, Management, Recreational Facility

Amenities: Club House, Guest Suite

Bylaws Restrictions: Rentals Allowed, Pets Allowed (Max 2 - cats and dogs allowed)

Parking Spaces: 1 (Covered)

WALK SCORE

Walk Score
76

Very Walkable
Most errands can be accomplished on foot

Transit Score
38

Some Transit
A few nearby public transportation options

Bike Score
81

Very Bikeable
Biking is convenient for most trips

COMMUTE to downtown Langley

 5 min

 14 min

 16 min

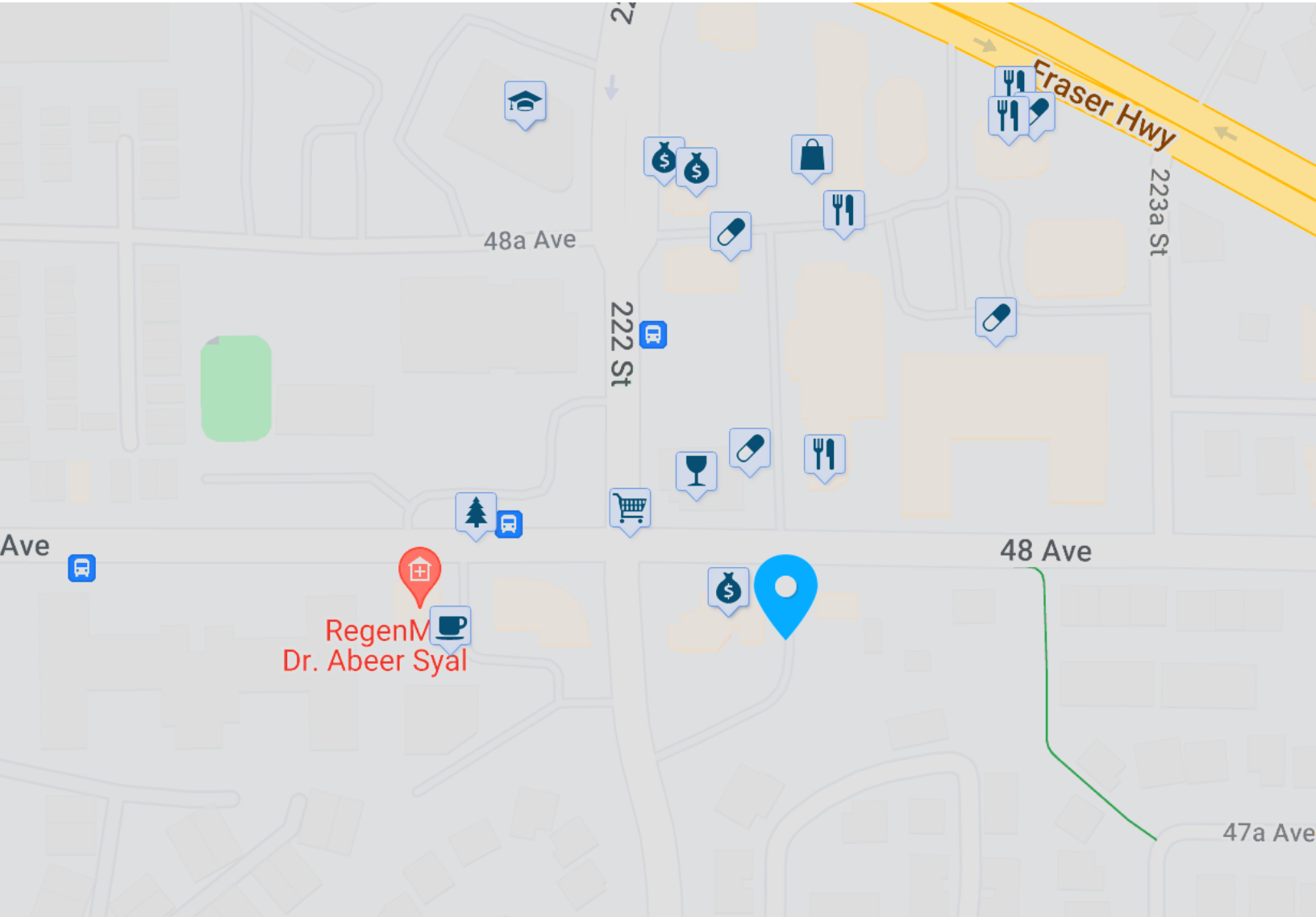
 50 min

SCHOOL CATCHMENT

James Hill Elementary School
22144 Old Yale Rd
Langley, BC V2Z 1B5
(604) 530-0251

Langley Christian School (K - 5)
22930 48 Avenue
Langley , BC V2Z 2T7
(604) 533-2118

Langley Christian Highschool (6-12)
22702 48 Avenue
Langley, BC V2Z 2T6
(604) 533-2222



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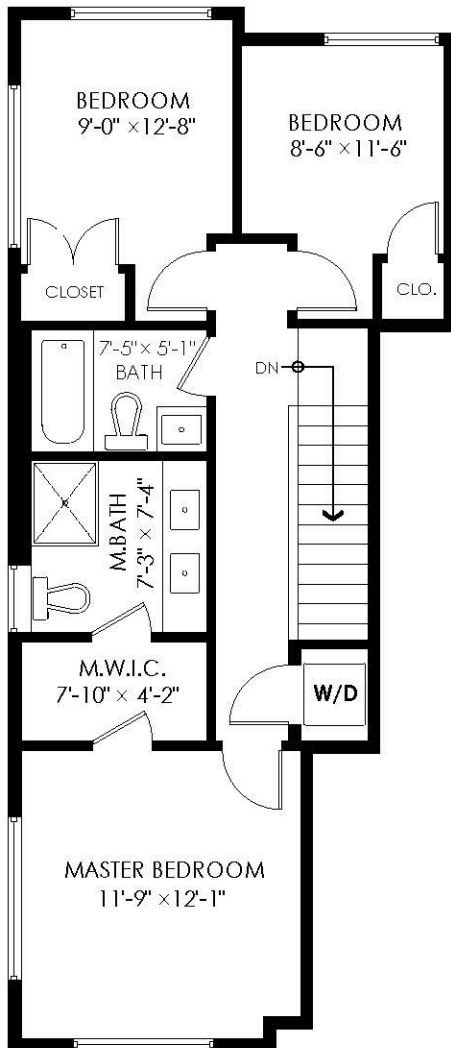
Scan QR Code
to view Virtual
Walkthrough

**14-4771 224 St,
Langley**

Main Floor: 649 sq.ft.
Upper Floor: 683 sq.ft.
Entry Floor: 119 sq.ft.
Total Livable: 1,451 sq.ft.

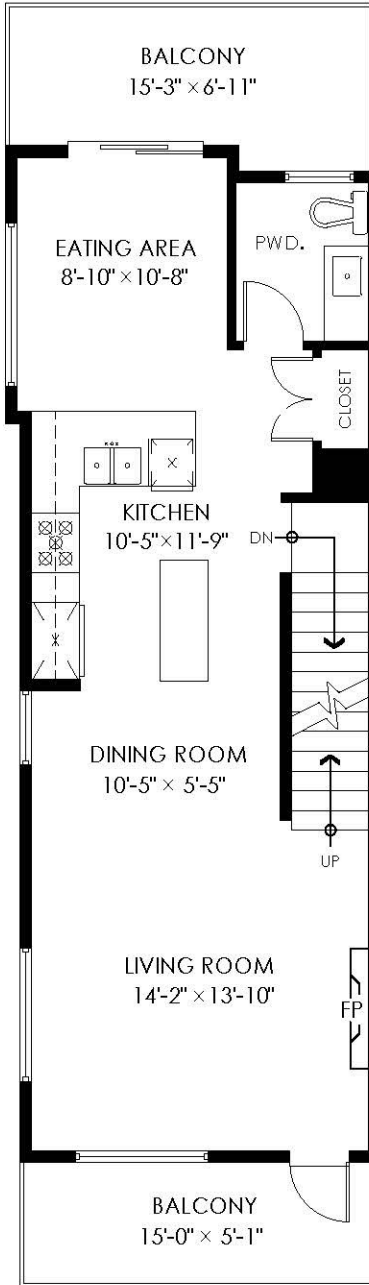
Garage: 502 sq.ft.
Grand Total: 1,953 sq.ft.

Patio: 128 sq.ft.
Balcony: 171 sq.ft.
Porch: 11 sq.ft.
Total Extras: 310 sq.ft.



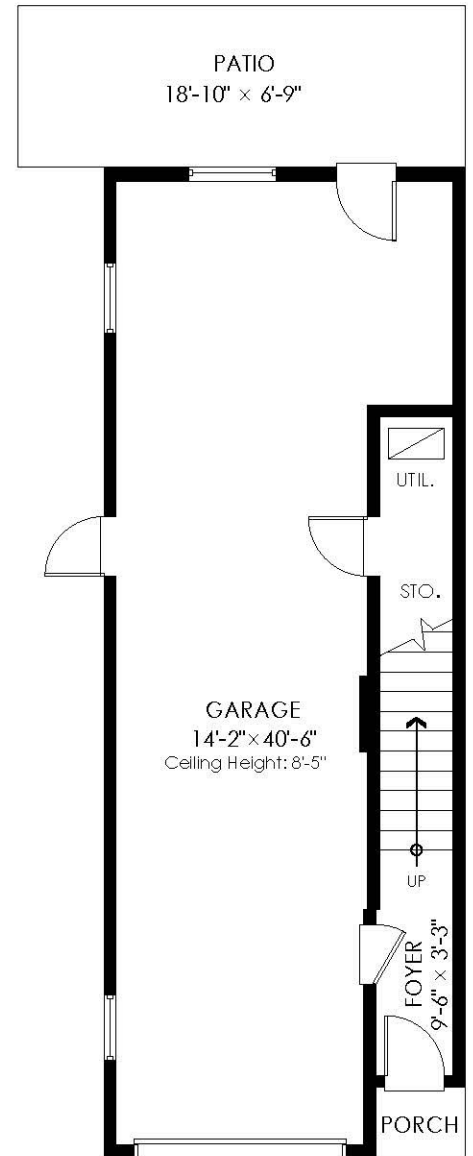
Upper Floor Plan

Floor Area: 683 sq.ft.
Ceiling Height: 7'-11"



Main Floor Plan

Floor Area: 649 sq.ft.
Ceiling Height: 8'-10"



Entry Floor Plan

Floor Area: 119 sq.ft.



info@pixlworks.com



www.pixlworks.com



604.329.5788

MEASURED ON: (2022-03-21)



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.

Active
R2858580
 Board: F
 Townhouse

14 4771 224 STREET

Langley
 Murrayville
 V3A 3N5

Residential Attached

\$895,000 (LP)

(SP) 



Sold Date:
 Meas. Type:
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View: **Yes Mt. Baker**
 Complex / Subdiv: **Station 48 East**
 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: **4**
 Bathrooms: **4**
 Full Baths: **2**
 Half Baths: **2**
 P.I.D.: **031-353-452**
 Original Price: **\$895,000**
 Approx. Year Built: **2021**
 Age: **3**
 Zoning: **CD-115**
 Gross Taxes: **\$3,894.42**
 For Tax Year: **2023**
 Tax Inc. Utilities?: **Yes**
 Tour: [Virtual Tour URL](#)

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit: **3 min walk** Dist. to School Bus: **15min walk**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Lease... **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Renovations:
 # of Fireplac... **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 14 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7308 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, Guest Suite**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Security - Roughed In, Smoke Alarm, Sprinkler - Inground, Vacuum - Roughed In**

Finished Floor (Main): **649**
 Finished Floor (Above): **683**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **287**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,619 sq. ft.**
 Unfinished Floor: **0**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Remi Real Estate Management**
 Maint Fee: **\$0.00**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **14** Locker: **No**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-530-9944**
 Council/Park Apprv?:

Grand Total: **1,619 sq. ft.**

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

Suite: **None**
None

Restricted Age: # of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **9**

or % of Rentals Allowed: **100%**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'2 x 13'10	Below	Bedroom	14' x 12'	1	Main	2	No
Main	Dining Room	10'5 x 5'5			x	2	Above	4	No
Main	Kitchen	10'5 x 11'9			x	3	Above	4	Yes
Main	Eating Area	8'10 x 10'8			x	4	Below	2	No
Main	Primary Bedroom	11'9 x 12'1			x	5			No
Main	Bedroom	9' x 12'8			x	6			No
Main	Bedroom	8'6 x 11'6			x	7			No
Main	Foyer	9'6 x 3'3			x	8			No

elevation
JOEL & TYLER SCHACTER

*PERSONAL REAL ESTATE CORPORATION

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