



Presented by:
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Active
R2308863
 Board: F
 Townhouse

9 8814 216 STREET
 Langley
 Walnut Grove
 V1M 2Z9

Residential Attached
\$475,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$475,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2001**
 Depth / Size (ft.): Bedrooms: **3** Age: **17**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-24**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,211.41**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$336.82** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **Yes** P.I.D.: **024-824-712**
 Mgmt. Co's Name: **NAI Goddard & Smtih** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-534-7974**
 View: **:**
 Complex / Subdiv: **Redwoods Corner**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access:
 Parking: **Carpport; Single, Open, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Snow removal**
 Legal: **LT.18 LD36 SEC.36 T.11 PL.LMS 04226**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'6			x			x
Main	Dining Room	11' x 8'			x			x
Main	Kitchen	12' x 8'6			x			x
Main	Family Room	11'9 x 11'			x			x
Above	Master Bedroom	12' x 11'9			x			x
Above	Bedroom	13'6 x 9'			x			x
Above	Bedroom	11'3 x 8'6			x			x
Above	Foyer	10' x 7'			x			x
		x			x			
		x			x			

Finished Floor (Main):	663	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	696	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	71	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,430 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,430 sq. ft.				7				
					8				

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

Welcome to Redwoods Corner. This 3 bedroom 2 bathroom townhome features a bright and open space on the main floor, with east and west facing windows and 2 balconies! Kitchen has been updated with embellishing backsplash. Finishing and paint have been redone throughout. The upgraded fireplace brings the living room space together. Enjoy privacy behind the greenery and store your bicycles on the east balcony. Upstairs are 3 bedrooms including a generously sized master bedroom with a full en-suite and lots of closet space. 2 parking spots included, 1 covered. Neighbourhood is quiet after 6pm as businesses are closed. Situated in the heart of Walnut Grove, this home is right next to public transportation, a golf course around the corner, and steps from schools, shopping, and recreation!