



Presented by:  
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**Active**  
**R2318908**  
Board: F  
Apartment/Condo

**414- 6359 198 STREET**

Langley  
Willoughby Heights  
V2Y 2E3

Residential Attached

**\$329,900** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?: **Yes**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$250.17**

Original Price: **\$347,000**  
Approx. Year Built: **1999**  
Age: **19**  
Zoning: **C-1**  
Gross Taxes: **\$1,880.76**  
For Tax Year: **2018**  
Tax Inc. Utilities?: **No**  
P.I.D.: **024-020-800**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **NAI Goddard & Smith**  
Mgmt. Co's Phone: **604-534-7974**  
View: **Yes: Golden Ears**  
Complex / Subdiv: **The Rosewood**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit: **outside**  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Sewer, Water**  
Legal: **STRATA LOT 54 PLAN LMS3087 PART1 NE SECTION 10 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
Amenities: **Club House, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'			x			x
Main	Kitchen	8' x 6'8			x			x
Main	Dining Room	10' x 7'			x			x
Main	Master Bedroom	11' x 9'			x			x
Main	Foyer	5' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>600</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>600 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	<b>600 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Bright and inviting 1 Bed + 1 Bath penthouse unit in The Rosewood. This condo features the kitchen, dining, and living room in a wide open space. Kitchen equipped with updated stainless steel appliances. The interior flows into a quiet, west facing balcony perfect for relaxation. Cozy bedroom with large windows allowing plenty of natural light and a spacious separate bathroom. Unit itself has been well-cared for by the owner. Low maintenance fee and steps to Willowbrook Mall and Superstore.**