



Presented by:
Joel Schacter
 RE/MAX Treeland Realty
 Phone: 604-533-3491
 www.elevationrealestate.ca
 joel@elevationrealestate.ca

elevation

Active
R2326776
 Board: F
 Townhouse

70 9208 208 STREET
 Langley
 Walnut Grove
 V1M 2M9

Residential Attached
\$659,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$659,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1994**
 Depth / Size (ft.): Bedrooms: **3** Age: **24**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM 2**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,521.31**
 Council Apprv?: Half Baths: **1** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$319.04** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **Yes** P.I.D.: **018-364-187**
 Mgmt. Co's Name: **Associa** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **Churchhill Park**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Vinyl			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: 147
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 2	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No :	
Fuel/Heating: Hot Water, Natural Gas, Radiant		Fixtures Rmvd: No :	
Outdoor Area: Patio(s)		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer**
 Legal: **STRATA LOT 70 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN LMS985 TOGETHER WITH AN INTEREST IN COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Club House, Exercise Centre, Pool; Outdoor, Recreation Center, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	14' x 10'			x			x
Main	Family Room	14' x 12'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Eating Area	8' x 6'			x			x
Main	Master Bedroom	16'6 x 12'			x			x
Above	Bedroom	12' x 10'4			x			x
Above	Bedroom	12' x 11'4			x			x
		x			x			
		x			x			

Finished Floor (Main): 1,277	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 384	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age: 45+			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3	Above	4	Yes	Pool:
Finished Floor (Total): 1,661 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,661 sq. ft.				7				
				8				

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

RE/MAX Treeland Realty

Welcome to Churchill Park. This 3 Bed + 3 Bath unit nearly 1700 sqft boasts spacious living throughout the home. Front entrance expands into an open-concept living and dining area with vaulted ceilings and a sky light. The master on the main floor features an enormous 5 piece ensuite and a unique walk-in-closet. *Upgraded appliances* BRAND NEW LG Kitchen Appliances + new range hood fan; BRAND NEW Maytag Washer+Dryer. Upper floor features 2 bedrooms and a full bathroom. Newly installed on-demand hot water system! Beautiful landscaping and green space in the backyard, next to respectful neighbours. This safe, gated complex is well taken care of and roadways upgraded. Amenities: outdoor pool, fitness room, and clubhouse. Close to recreation and shopping. Walking trails nearby.