



Presented by:  
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**Active**  
**R2361831**  
Board: F  
Townhouse

**28 20750 TELEGRAPH TRAIL**

Langley  
Walnut Grove  
V1M 2W1

Residential Attached

**\$674,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$674,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**  
 Depth / Size (ft.): Bedrooms: **3** Age: **24**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM-1**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$3,272.68**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$297.71** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **018-945-236**  
 Mgmt. Co's Name: **Peninsula Strata Mgmt Ltd.** Tour: [Virtual Tour URL](#)  
 Mgmt. Co's Phone:  
 View: **Yes: Mountain view**  
 Complex / Subdiv: **Heritage Glen**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt., 3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double** Locker: **N**  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **Yes** Total Units in Strata: **32**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**

Legal: **STRATA LOT 28 PLAN LMS1609 PART1 SE SECTION 35 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: **Garden, 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	15' x 13'			x			x
Main	Dining Room	11' x 8'8			x			x
Main	Kitchen	12' x 10'			x			x
Main	Eating Area	10' x 8'10			x			x
Main	Family Room	13' x 11'10			x			x
Above	Master Bedroom	13'6 x 12'			x			x
Above	Bedroom	12'10 x 9'8			x			x
Above	Bedroom	12' x 9'6			x			x
Bsmt	Laundry	7' x 7'			x			x
Bsmt	Den	13' x 10'4			x			x

Finished Floor (Main):	<b>892</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>853</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>401</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,146 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				Grg Dr Ht:
Grand Total:	<b>2,146 sq. ft.</b>	Basement: <b>Full</b>			6				
					7				
					8				

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

Welcome to this spacious townhouse with mountain views, high ceilings and an open floor plan, allowing an abundance natural light to shine in through the large windows. This functional & Versatile home features ample storage, a double side-by-side garage, 3 full bathrooms and a large master bedroom with walk-in-closet and a full ensuite. There are 2 additional bedrooms upstairs plus a flex room in the basement if you need a 4th bedroom or playroom/office/gym. The quiet location with south facing yard includes a newly enlarged private deck adjacent to the treed courtyard for serenity and sunshine. Close to walking trails, schools, parks, recreation centre and shopping. Find peace of mind in this well maintained unit with a proactive strata that has replaced roofs, decks and fencing.

REA Full Public

The enclosed information, while deemed to be correct, is not guaranteed.  
 PREC\* indicates 'Personal Real Estate Corporation'.

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