



Presented by:

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RE/MAX Treeland Realty

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**elevation****Active**  
**R2388807**Board: F  
House/Single Family**7434 202A STREET**Langley  
Willoughby Heights  
V2Y 1V4

Residential Detached

**\$2,390,000** (LP)

(SP)



Sold Date: Frontage (feet): **143.37** Original Price: **\$2,590,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2016**  
 Depth / Size: **151.57** Bathrooms: **6** Age: **3**  
 Lot Area (sq.ft.): **21,780.00** Full Baths: **5** Zoning: **SR-2**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$9,325.45**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: **Yes** P.I.D.: **010-059-156**  
 Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Stone**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water:

Total Parking: **16** Covered Parking: **4** Parking Access: **Front**  
 Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood**

Legal: **LOT 6, SEC. 23, TWP 8, NWD, NWP14873**Amenities: **None**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Above	Bedroom	14'6 x 14'1			x
Main	Mud Room	11' x 11'7	Above	Bedroom	12' x 14'2			x
Main	Den	10' x 12'2	Above	Bedroom	10'5 x 10'10			x
Main	Great Room	21'6 x 18'0	Bsmt	Recreation	21' x 10'6			x
Main	Eating Area	18' x 11'6	Bsmt	Media Room	21' x 23'4			x
Main	Kitchen	18' x 14'6	Bsmt	Bedroom	12'7 x 10'5			x
Main	Pantry	5'8 x 11'6	Bsmt	Bedroom	15' x 13'6			x
Main	Dining Room	18' x 12'6	Bsmt	Kitchen	10'6 x 15'3			x
Above	Master Bedroom	18' x 15'6	Bsmt	Living Room	17'2 x 18'			x
Above	Bedroom	14' x 12'2			x			x

Finished Floor (Main): **2,205**  
 Finished Floor (Above): **2,045**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **2,205**  
 Finished Floor (Total): **6,455 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **6,455 sq. ft.**

# of Rooms: **19**  
 # of Kitchens: **2**  
 # of Levels: **3**  
 Suite: **Legal Suite**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **5**  
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Bsmt	3	No
2	Bsmt	4	No
3	Main	2	No
4	Above	4	Yes
5	Above	5	Yes
6	Above	5	Yes
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Grg Dr Ht:

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

**Open concept plan features soaring 19' vaulted ceiling in great room with floor to ceiling stone fireplace & eclipse accordion doors that open to large covered outdoor living room. The chef's kitchen includes large island with eating bar and a spice kitchen. The main floor includes a formal living room, formal dining room, den & large mudroom. Downstairs has a rec room & guest room as well as a spacious legal suite. Upstairs you'll find 5 spacious bedrooms. With master bedroom having vaulted ceilings and a luxurious ensuite with free standing tub & spacious frameless glass shower enclosure.**