



Presented by:

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elevation

Active
R2491942

Board: F
Row House (Non-Strata)

6907 208A STREET

Langley
Willoughby Heights
V2Y 0G2

Residential Attached

\$789,900 (LP)

(SP)



Sold Date: _____ Frontage (feet): **19.69** Original Price: **\$789,900**
Meas. Type: **Feet** Frontage (metres): **6.00** Approx. Year Built: **2008**
Depth / Size (ft.): **92.52** Bedrooms: **4** Age: **12**
Lot Area (sq.ft.): **1,823.00** Bathrooms: **4** Zoning: **R-CL**
Flood Plain: _____ Full Baths: **3** Gross Taxes: **\$3,922.51**
Council Apprv?: _____ Half Baths: **1** For Tax Year: **2019**
Exposure: _____ Maint. Fee: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **027-531-287**
Mgmt. Co's Name: _____ Tour: **Virtual Tour URL**
Mgmt. Co's Phone: _____
View: **No :**
Complex / Subdiv: **Prelude at Milner Heights**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Rain Screen: _____
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
R.I. Plumbing: _____
Metered Water: _____
R.I. Fireplaces: _____
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access: _____
Parking: **Garage; Single, Open, Other** Locker: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Units in Development: _____ Total Units in Strata: _____
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: _____
Legal: **LOT 63 PLAN BCP35989 SECTION 13 TOWNSHIP 8 LAND DISTRICT 36**

Amenities: _____

Site Influences: **Private Setting, 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	17' x 13'4	Bsmt	Walk-In Closet	5'8 x 3'8			x
Main	Foyer	5'10 x 5'7	Bsmt	Laundry	8'6 x 4'1			x
Main	Dining Room	9'10 x 9'1			x			x
Main	Kitchen	11'4 x 9'10			x			x
Above	Master Bedroom	13'2 x 10'11			x			x
Above	Walk-In Closet	8'8 x 5'5			x			x
Above	Bedroom	11'4 x 9'8			x			x
Above	Bedroom	12'6 x 8'11			x			x
Bsmt	Recreation	16'3 x 15'4			x			x
Bsmt	Bedroom	12'10 x 10'2			x			x

Finished Floor (Main): 707	# of Rooms: 12	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 719	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 705	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total): 2,131 sq. ft.	# or % of Rentals Allowed:			4	Bsmt	3	No	Garage Sz: 20'2x10'8
	Bylaws:			5			No	Grg Dr Ht:
Unfinished Floor: 0				6			No	
Grand Total: 2,131 sq. ft.	Basement: Fully Finished			7			No	
				8			No	

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

RE/MAX Treeland Realty

Check out this rare opportunity to own a non-strata rowhome by Vesta Properties on a quiet interior road of Milner Heights. Lovingly maintained and cared for, this home features granite counter tops and stainless-steel appliances and has been upgraded with built in shelving & speaker rough-ins, plus hardwood floors throughout the main floor. The level entry (no stairs) into the main floor leads to an open concept great room plan. Upstairs you'll find the master bedroom with walk-in-closet and ensuite plus 2 additional spacious bedrooms and the main bathroom. The basement has been fully finished with a large rec-room, 4th bedroom, and a full bathroom. Enjoy the low maintenance rear yard with patio and high-end artificial turf. Includes a single garage plus an outdoor parking pad.