



Presented by:
Tyler Schacter - PREC

RE/MAX Treeland Realty
Phone: 604-533-3491
<http://www.elevationrealestate.ca/>
tyler@elevationrealestate.ca

elevation

Active
R2504083
Board: F
House/Single Family

2 20255 98A AVENUE

Langley
Walnut Grove
V1M 3E3

Residential Detached

\$950,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$919,900
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2016
Depth / Size:	Bathrooms: 3	Age: 4
Lot Area (sq.ft.): 5,000.00	Full Baths: 3	Zoning: RU-1
Flood Plain:	Half Baths: 0	Gross Taxes: \$4,989.52
Rear Yard Exp:		For Tax Year: 2019
Council Apprv?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 029-894-212
		Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **Sanitation**

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double, Open**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3709TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - Roughed In, Smoke Alarm, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'4 x 14'6	Below	Bedroom	12' x 11'			x
Main	Kitchen	15' x 14'			x			x
Main	Great Room	13'8 x 14'			x			x
Main	Master Bedroom	13'8 x 14'			x			x
Main	Bedroom	9' x 10'6			x			x
Main	Bedroom	9' x 11'10			x			x
Below	Den	9' x 11'			x			x
Below	Laundry	8' x 6'			x			x
Below	Kitchen	15'6 x 7'6			x			x
Below	Living Room	13'6 x 14'6			x			x
Finished Floor (Main):	1,370	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	No	Barn:	
Finished Floor (Below):	1,021	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: Legal Suite	3	Below	4	No	Pool:	
Finished Floor (Total):	2,391 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5			No	Grg Dr Ht:	
Grand Total:	2,391 sq. ft.	Basement: Fully Finished	6			No		
			7			No		
			8			No		

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

RE/MAX Treeland Realty

In pristine condition and perfect for a growing family! Main floor boasts an open formal great room/dining + kitchen and opens out into a large deck. 3 bedrooms & 2 bathrooms on main plus a den downstairs. Fine-finished cabinets in kitchen with quartz countertops, durable laminate floors, tankless hot water system and included A/C. Fully fenced and landscaped; lush vegetable garden, mature fruit trees and an enormous back yard. Home contains a beautiful LEGAL, self contained 1BRm suite with a covered patio and separate laundry. NOTE: 2 lot strata with no fees or restrictions. Each owner responsible for own home. Treat as single family detached.