

16-9012 WALNUT GROVE DRIVE

QUEEN ANNE GREEN

3 BEDROOMS | 2 BATHROOM | LIVING AREA: 1,480 SQFT



Queen Ann Green: Adult gated 45+ community with clubhouse pool & hot tub. This bright, spotless rancher includes 2 bedrooms + Den (could be 3rd bedroom) and loads of windows. The traditional plan has a dining room & living room with vaulted ceiling and gas fireplace. The kitchen features stainless steel appliances, island, pantry, & built in breakfast nook. The family room with vaulted ceiling opens onto the private patio & backyard. Rest easy in the spacious master bedroom with walk-in-closet & 5 piece ensuite. Includes a double garage + room for 2 vehicles on the driveway and is located close to the clubhouse. Centrally located in Walnut Grove, across from the Community Centre, library, pool, & tennis courts. Walk to loads of shopping, parks, trails, and other amenities.

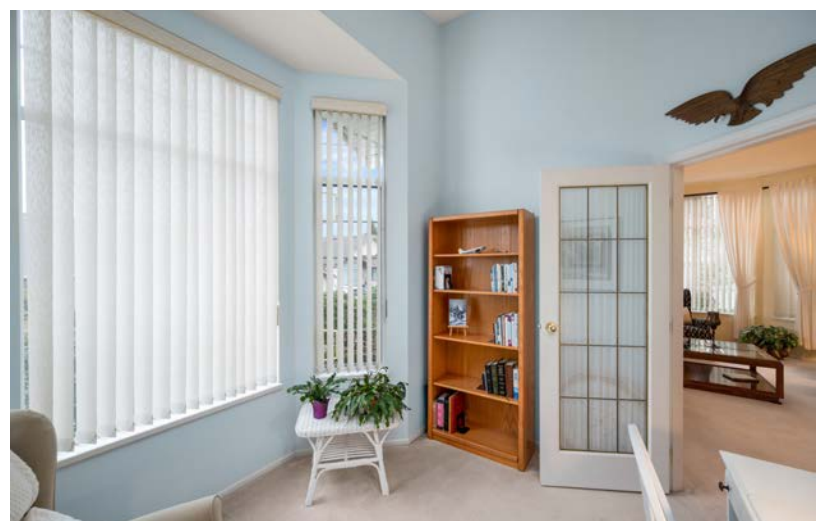
604-533-3491
elevationrealestate.ca



JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage











COMMUTE to downtown Langley

31 min 60 min 54 min 60 min

WALK SCORE

Walk Score
64

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
27

Some Transit

A few nearby public transportation options.

Bike Score
84

Somewhat Bikeable

Some hills excellent bike lanes.

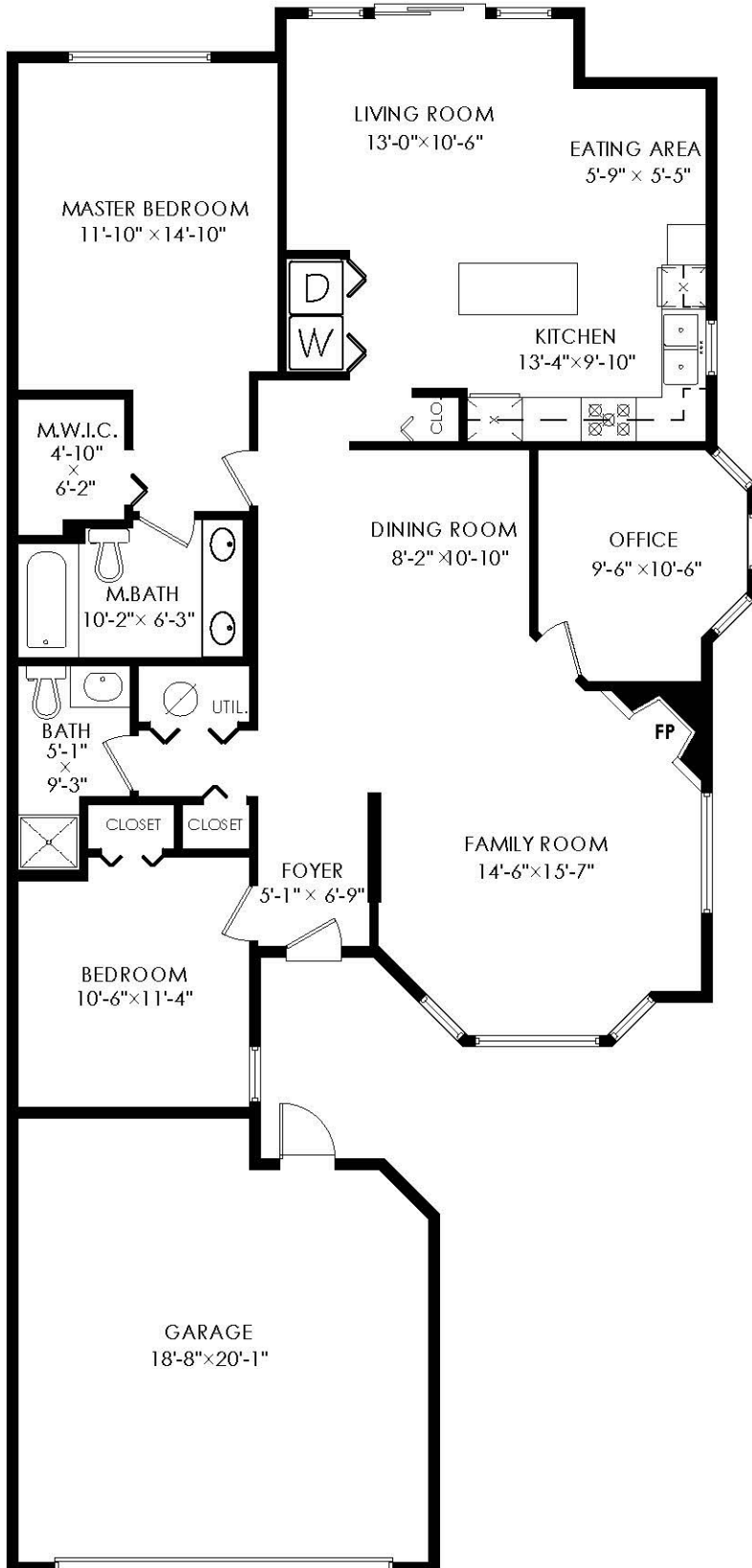
elevation
REAL ESTATE GROUP

604-704-8551

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www.elevationrealestate.ca

16-9012 Walnut Grove Dr, Langley



Floor Area: 1,480 sq.ft.

Garage: 386 sq.ft.

Grand Total: 1,866 sq.ft.

Ceiling Height: 8'-0"



Scan QR Code to view
Virtual Walkthrough



SCALE
0' 5'

MEASURED ON: (2022-02-27)

info@pixlworks.com www.pixlworks.com 604.329.5788



Active
R2658395
Board: F
Townhouse

16 9012 WALNUT GROVE DRIVE

Langley
Walnut Grove
V1M 2K3

Residential Attached

\$1,079,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **3**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: **No** P.I.D.: **017-770-823**
View: **No**
Complex / Subdiv: **Queen Anne Green**
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,079,900**
Approx. Year Built: **1992**
Age: **30**
Zoning: **RM2**
Gross Taxes: **\$3,457.35**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour: [Virtual Tour URL](#)

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Vinyl/Linoleum, Carpet**

Legal: **STRATA LOT 16 SECTION 36 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN LMS342 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **1,480**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,480 sq. ft.**
Unfinished Floor: **0**

Units in Development: **165**
Exposure:
Mgmt. Co's Name: **Hugh & McKinnon**
Maint Fee: **\$511.64**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer**

Tot Units in Strata: **165** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-541-5213**
Council/Park Apprv?:

Grand Total: **1,480 sq. ft.**

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed**
Restricted Age: **45+** # of Pets: **1**

Cats: **Yes** Dogs: **Yes**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **10**

or % of Rentals Allowed: **0#**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'1 x 6'9	Main	Bedroom	10'6 x 11'4	1	Main	4	Yes
Main	Family Room	14'6 x 15'7	Main	Bedroom	9'6 x 10'6	2	Main	3	No
Main	Dining Room	8'2 x 10'10			x	3			No
Main	Kitchen	13'4 x 9'10			x	4			No
Main	Eating Area	5'9 x 5'5			x	5			No
Main	Living Room	13'0 x 10'6			x	6			No
Main	Master Bedroom	11'10 x 14'10			x	7			No
Main	Walk-In Closet	4'10 x 6'2			x	8			No

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

elevation
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