

14-4771 224 STREET

STATION 48

3 BEDROOMS | 3 BATHROOM | LIVING AREA: 1,451 SQFT



STATION 48 East end unit located in the heart of Murrayville!

Built in 2021 this townhouse is in pristine condition, fully loaded with features which include A/C and a backyard with a 6ft fence! The inside offers an open, bright, modern concept kitchen with stainless steel appliances, gas stove, shaker style cabinets, quartz counters and tile backsplash. The main floor features a living room, eating area and dining room, plus 2 decks and a gas BBQ hook up! Upstairs consists of a large master bedroom with a 4-piece ensuite, frameless rainfall shower, 2 secondary bedrooms, main bath and laundry, private backyard, plus a bonus side yard with a garden bed! Features include durable wide plank laminate throughout, closet organizers and more!

Walk to James Hill Elementary, Murrayville Town Centre, IGA & everything you need! Large 502 sq. ft. garage!

604-533-3491
elevationrealestate.ca

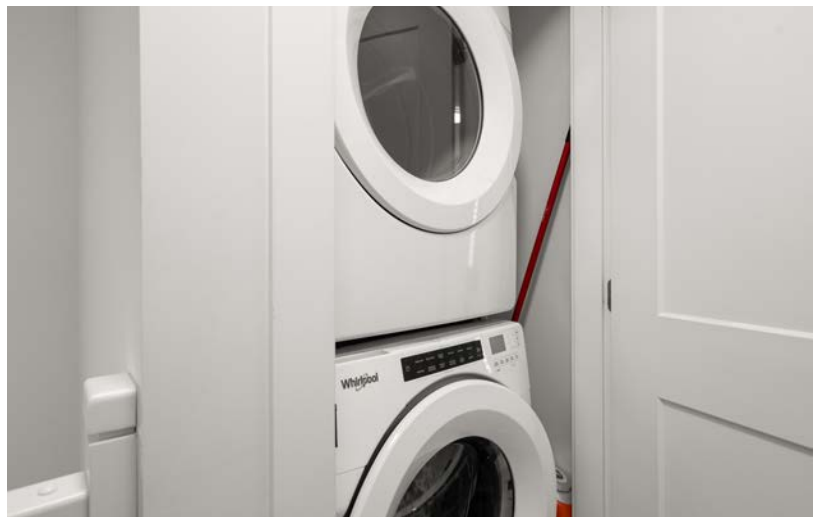


JOEL SCHACTER *PREC
TYLER SCHACTER *PREC

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









WALK SCORE

Walk Score
65

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
38

Some Transit

A nearby public transportation options.

Bike Score
77

Very Bikeable

Biking is convenient for most trips.

SCHOOL CATCHMENT

ELEMENTARY SCHOOLS

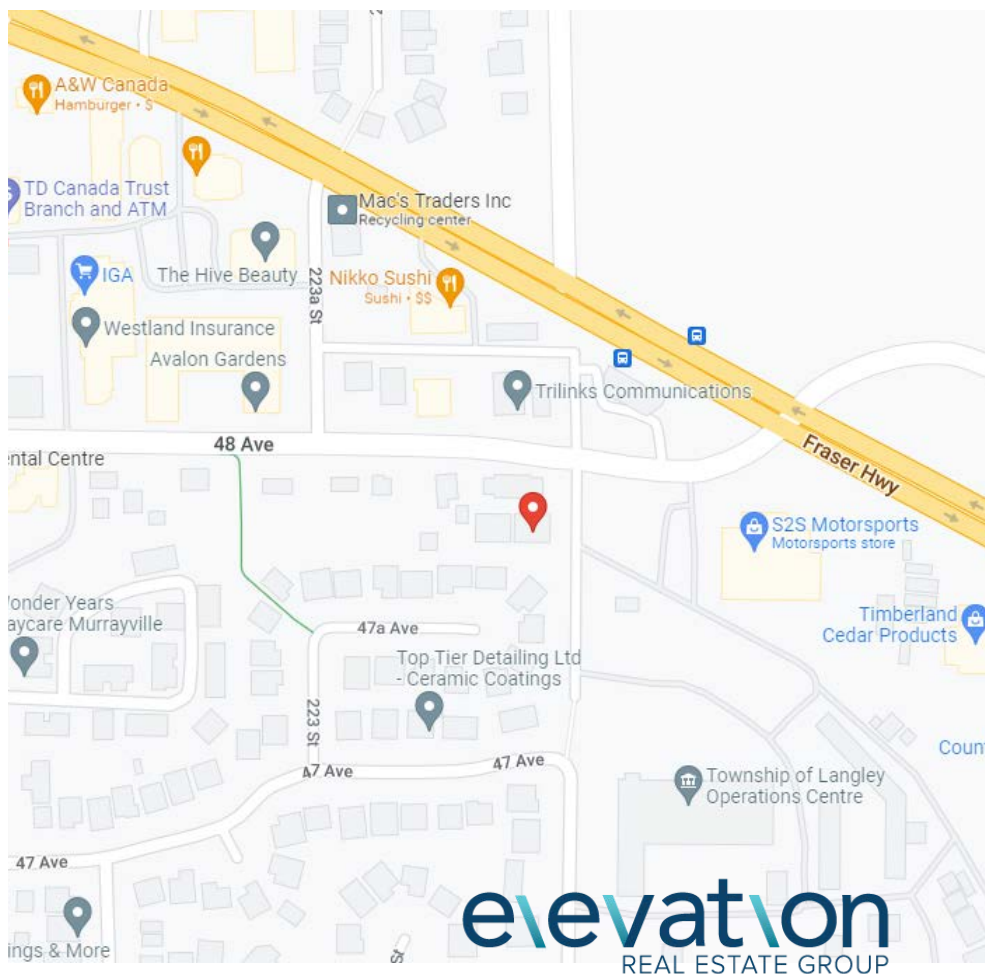
James Hill

22144 Old Yale Road, Langley
BC, V2Z 1B5
(604) 530-0251

SECONDARY SCHOOLS

Langley Secondary School

21405 - 56 Avenue, Langley
BC, V2Y 2N1
(604) 534-4171



elevation
REAL ESTATE GROUP

604-704-8551

info@elevationrealestate.ca

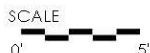
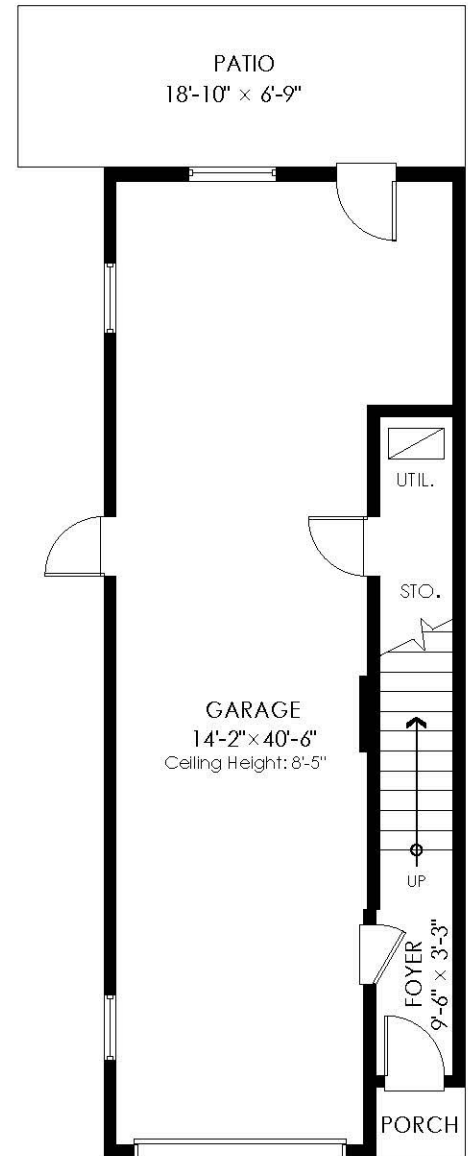
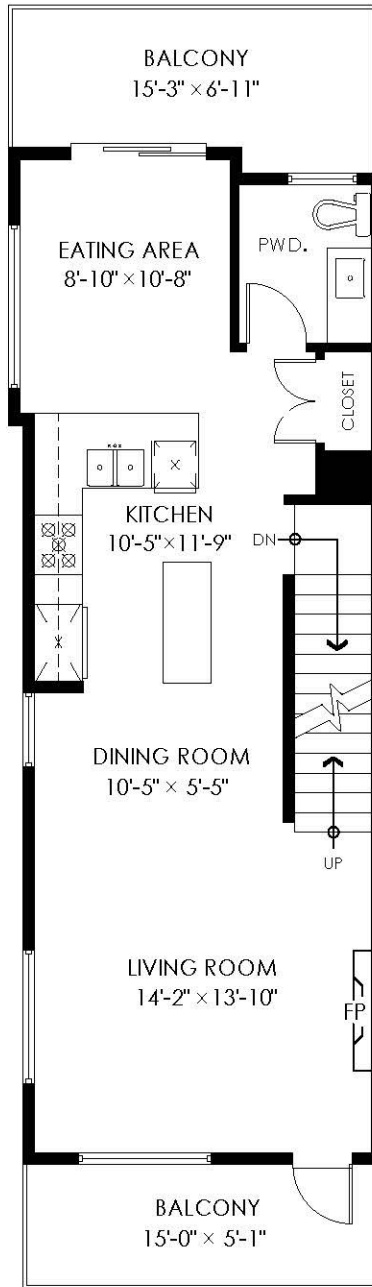
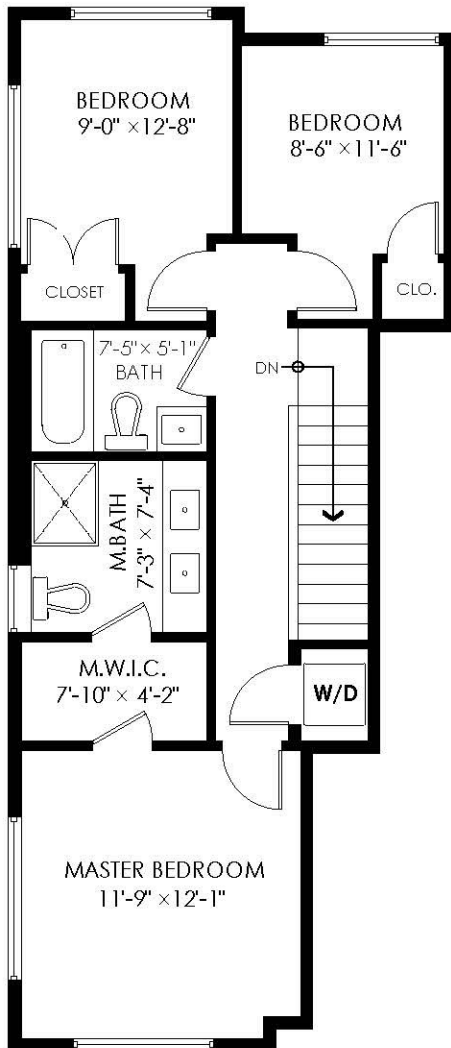
www.elevationrealestate.ca

**14-4771 224 St,
Langley**

Main Floor: 649 sq.ft.
Upper Floor: 683 sq.ft.
Entry Floor: 119 sq.ft.
Total Livable: 1,451 sq.ft.

Garage: 502 sq.ft.
Grand Total: 1,953 sq.ft.

Patio: 128 sq.ft.
Balcony: 171 sq.ft.
Porch: 11 sq.ft.
Total Extras: 310 sq.ft.



info@pixlworks.com www.pixlworks.com 604.329.5788

MEASURED ON: (2022-03-21)



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

Active
R2666598
 Board: F
 Townhouse

14 4771 224 STREET

Langley
 Murrayville
 V3A 3N5

Residential Attached

\$998,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$998,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **3** Age: **1**
 Frontage(metres): Full Baths: **2** Zoning: **CD-115**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,126.50**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **031-353-452** Tax Inc. Utilities?: **Yes**
 View: **Yes Mt. Baker** Tour:
 Complex / Subdiv:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Grge/Double Tandem**
 Exterior: **Brick, Fibre Cement Board** Dist. to Public Transit: **1** Dist. to School Bus: **4**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **No**

Renovations: Reno. Year: Fixtures Leased: **No**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: **Full**
 Fireplace Fuel: **Electric** Metered Water: Fixtures Rmvd: **No**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** R.I. Plumbing: **Yes**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s), Sundeck...** Floor Finish: **Laminate**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 14 SECTION 31 TOWNSHIP 10 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7308 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Guest Suite**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Security - Roughed In, Smoke Alarm, Sprinkler - Inground, Vacuum - Roughed In**

Finished Floor (Main): **649** Units in Development: **14** Tot Units in Strata: **14** Locker: **No**
 Finished Floor (Above): **683** Exposure: **North** Stores in Building: **3**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Remi Real Estate Management** Mgmt. Co's #: **604-530-9944**
 Finished Floor (Below): **0** Maint Fee: **\$191.35** Council/Park Apprv?:
 Finished Floor (Basement): **119** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**
 Finished Floor (Total): **1,451 sq. ft.**
 Unfinished Floor: **0**

Grand Total: **1,451 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Suite: **None** Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Basement: **Full** # or % of Rentals Allowed: **100%**
 Crawl/Bsmt. Ht.: # of Levels: **3** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **8** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'2 x 13'10			x	1	Main	2	No
Main	Dining Room	10'5 x 5'5			x	2	Above	4	No
Main	Kitchen	10'5 x 11'9			x	3	Above	4	Yes
Main	Eating Area	8'10 x 10'8			x	4			No
Above	Master Bedroom	11'9 x 12'1			x	5			No
Above	Bedroom	9' x 12'8			x	6			No
Above	Bedroom	8'6 x 11'6			x	7			No
Bsmt	Foyer	9'6 x 3'3			x	8			No

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

RE/MAX Treeland Realty

elevation
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