

# 61-7938 209 STREET

## RED MAPLE PARK

2 BEDROOM | 2 BATHROOM | TOTAL AREA: 1,275 SQFT



**Welcome to Red Maple Park by Polygon! This townhome is freshly painted & ready for a new family. The main floor offers an open concept layout, perfect for entertaining. The kitchen features plenty storage, granite countertops and stainless steel appliances. Enjoy the custom built-in fireplace mantle and stonework that really sets this home apart. Upstairs you will find 2 generous-sized bedrooms, each with their own shiplap feature wall! Master bedroom ensuite features double sinks and an oversized shower. Tandem garage comes equipped with a workshop plus a bonus parking pad outside, that can fit a truck! The Backyard is complete with a deck to sit and enjoy the evenings or play with the kids/pets and backs onto single family homes and a cul-de-sac. Best location in the complex!**



778-751-4447

[donavon@elevationrealestate.ca](mailto:donavon@elevationrealestate.ca)

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**DONAVON ASH**

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











# WALK SCORE

Walk Score

26

## Somewhat Walkable

Most errands require a car.

Transit Score

28

## Some Transit

A few nearby public transportation options.

Bike Score

62

## Bikeable

Some bike Infrastructure.

# SCHOOL CATCHMENT

## Richard Bulpitt Elementary (K-5)

20965 - 77A Avenue  
Langley, BC, V2Y 2E6  
Phone: 604-888-5393

## Yorkson Creek Middle School (6-8)

20686 - 84 Avenue  
Langley, BC, V2Y 2B5  
Phone: 604-888-8065

## R.E Mountain Secondary (9-12)

7633 202A Street,  
Langley, BC, V2Y 1W4  
Phone: 604-888-3033

# COMMUTE to Downtown Langley



12 min



21 min



19 min



60+ min





**604-704-8551**

info@elevationrealestate.ca

www.elevationrealestate.ca

Main Floor: 582 sq.ft.

Upper Floor: 582 sq.ft.

Lower Floor: 111 sq.ft.

**Total Livable: 1,275 sq.ft.**

Garage: 449 sq.ft.

**Grand Total: 1,724 sq.ft.**

Deck: 119 sq.ft.

Balcony: 108 sq.ft.

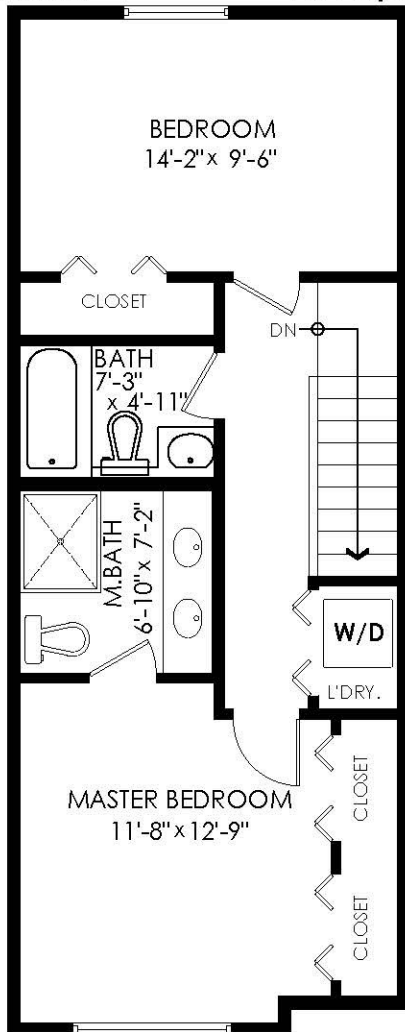
Porch: 27 sq.ft.

**Total Extras: 254 sq.ft.**



Scan QR Code to view  
Virtual Walkthrough

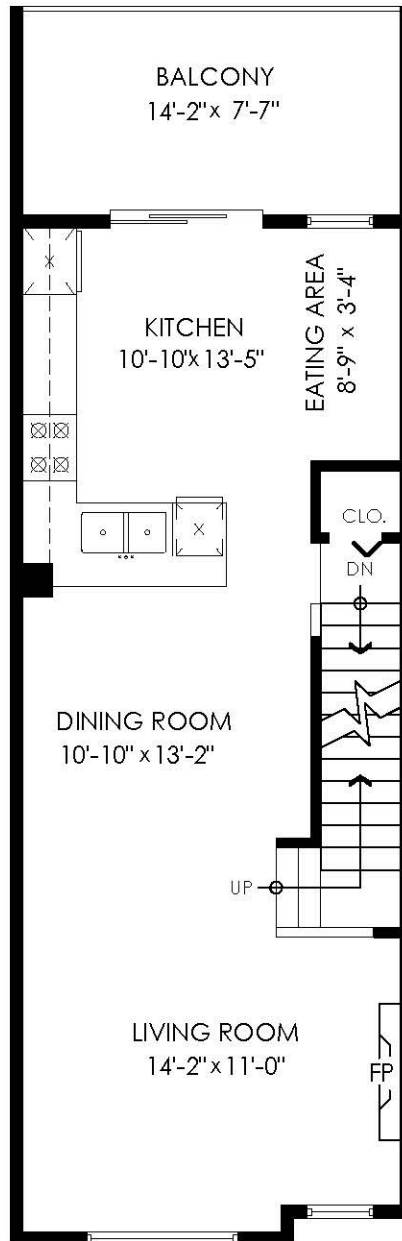
**61-7938 209 St  
Langley**



**Upper Floor Plan**

Floor Area: 582 sq.ft.

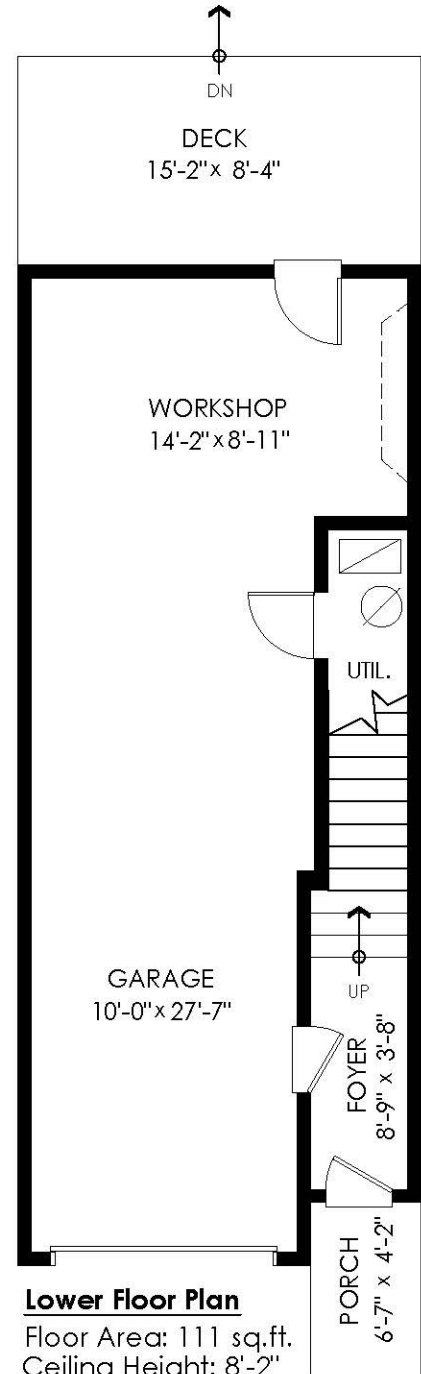
Ceiling Height: 8'



**Main Floor Plan**

Floor Area: 582 sq.ft.

Ceiling Height: 9'



**Lower Floor Plan**

Floor Area: 111 sq.ft.

Ceiling Height: 8'-2"





**R2725124**Board: F  
Townhouse**61 7938 209 STREET**Langley  
Willoughby Heights  
V2Y 0K1

Residential Attached

**\$734,999** (LP)(SP) 

Sold Date:  
Meas. Type:  
Frontage(feet):  
Frontage(metres):  
Depth / Size (ft.):  
Sq. Footage: **0.00**  
Flood Plain:  
View: **No**  
Complex / Subdiv: **Red Maple Park**  
First Nation Reserve:

If new, GST/HST inc?:  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$734,999**  
Approx. Year Built: **2012**  
Age: **10**  
Zoning: **CD-65**  
Gross Taxes: **\$3,396.87**  
For Tax Year: **2022**  
Tax Inc. Utilities?:  
Tour: [Virtual Tour URL](#)

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplac... **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:  
Fixtures Lease... **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Carpet**

Total Parking: **1** Covered Parking: **2** Parking Access:  
Parking: **Grge/Double Tandem, Open**  
Dist. to Public Transit: **Minutes**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Dist. to School Bus: **Minutes**

Legal: **STRATA LOT 44 SECTION 24 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS4123 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, Exercise Centre, Guest Suite, In Suite Laundry, Playground, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Finished Floor (Main): **582**  
Finished Floor (Above): **582**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **111**  
Finished Floor (Total): **1,275 sq. ft.**  
Unfinished Floor: **0**

Units in Development:  
Exposure: **West**  
Mgmt. Co's Name: **AWM Alliance**  
Maint Fee: **\$285.84**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
Tot Units in Strata: **173** Locker: **No**  
Stores in Building:  
Mgmt. Co's #: **604-685-3227**  
Council/Park Apprv?:

Grand Total: **1,275 sq. ft.**

Suite: **None**  
Basement: **Full**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**  
# of Levels: **3**  
# of Rooms: **9**  
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

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

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

**RE/MAX Treeland Realty**

**elevation**  
**DONAVON ASH**  
donavon@elevationrealestate.ca  
**778-751-4447**  
**RE/MAX** Treeland Realty

