



NEIGHBORHOOD HIGHLIGHTS

- Elementary School
Gordon Greenwood Elementary
- High School
Walnut Grove Secondary

WALK SCORE: 32

BIKE SCORE: 47

TRANSIT SCORE: 32

110 9507 208 STREET

3 BED, 3 BATH, 1,304 SQ. FT.

Your search for a quiet 3 bedroom townhouse with a large outdoor patio is over! This unit is perfectly positioned on the quiet, protected green space side of the complex for you to be able to enjoy your private patio with grass as you wish. Located only over two levels, the layout provides for separation between living and bedrooms while minimizing the amount of stairs breaking up the home. Attached Garage rounds out this home. This small, well managed strata is the perfect place for you to call home! Floorplan and 3D tour available from Realtor's website.



\$779,000


Keith Roy
AND ASSOCIATES

604.210.2933
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RE/MAX




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Taryn Lees
Greg Dent
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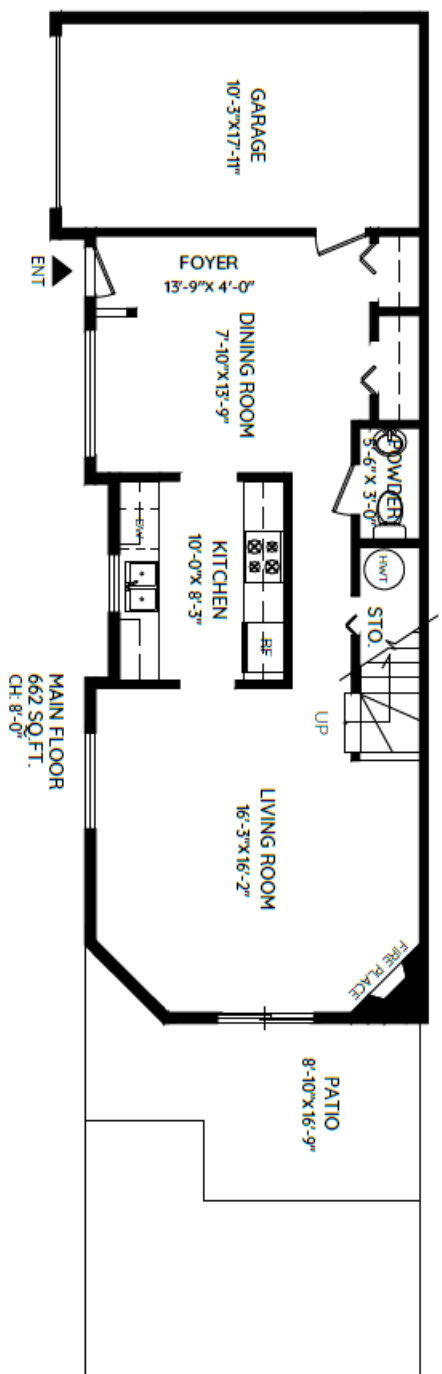
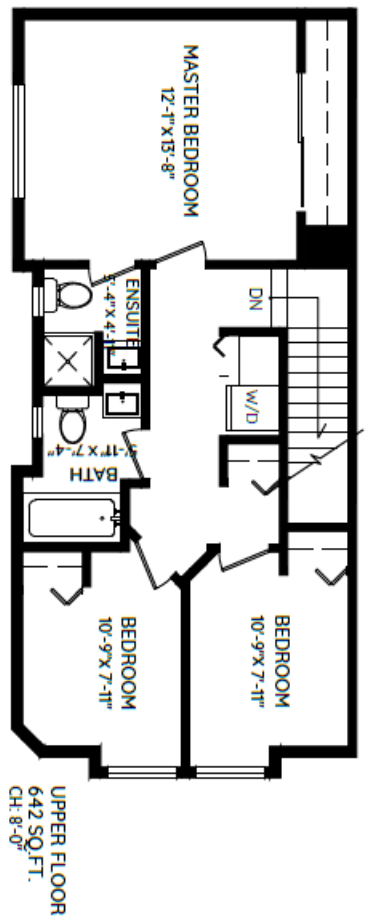
View additional photos & 3D Tour at www.KeithRoy.com



110 - 9507 208 STREET
LANGLEY, BC

MAIN	662 SQ.FT.
UPPER	642 SQ.FT.
TOTAL	1,304 SQ.FT.

GARAGE	204 SQ.FT.
PATIO	132 SQ.FT.
TOTAL	336 SQ.FT.





Presented by:
Keith Roy PREC*
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Active **R2797189** **110 9507 208 STREET** Residential Attached
 Board: F Langley **\$779,000 (LP)**
 Townhouse Walnut Grove **(SP)**
 V1M 2Z1



Sold Date: If new,GST/HST inc?:
Meas. Type: Feet Bedrooms: **3**
Frontage(feet): Bathrooms: **3**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **1**
Sq. Footage: 0.00
Flood Plain: P.I.D.: **013-809-831**
View: No :
Complex / Subdiv: YORKSON MANOR
First Nation
Services Connctd: Electricity, Natural Gas, Water
Sewer Type: City/Municipal Water Supply: **City/Municipal**

Original Price: \$779,000
Approx. Year Built: 1988
Age: 35
Zoning: RM-Q
Gross Taxes: \$3,294.79
For Tax Year: 2022
Tax Inc. Utilities?: No
Tour: Virtual Tour URL

Style of Home: 2 Storey
Construction: Frame - Wood
Exterior: Vinyl
Foundation: Concrete Perimeter

Renovations: Reno. Year:
of Fireplaces: 1 R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Gas - Natural Metered Water:
Fuel/Heating: Baseboard, Hot Water, Natural Gas R.I. Plumbing:
Outdoor Area: Fenced Yard
Type of Roof: Asphalt

Total Parking: 1 Covered Parking: **1** Parking Access:
Parking: Add. Parking Avail., Garage; Single
Dist. to Public Transit: CLOSE Dist. to School Bus: **CLOSE**
Title to Land: Freehold Strata
Property Disc.: Yes
Fixtures Leased: No :
Fixtures Rmvd: No :
Floor Finish: Laminate, Mixed, Tile

Legal: STRATA LOT 17, PLAN NWS2804, SECTION 35, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Garden, In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby
Features: CithWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): 662 Finished Floor (Above): 642 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,304 sq. ft. Unfinished Floor: 0 Grand Total: 1,304 sq. ft.	Units in Development: 18 Exposure: South Mgmt. Co's Name: NAI GODDARD & SMITH Maint Fee: \$380.00 Maint Fee Includes: Garbage Pickup, Gardening, Management, Water	Tot Units in Strata: 18 Locker: No Stores in Building: 2 Mgmt. Co's #: 604-534-7974 Council/Park Apprv?:
Suite: Basement:None Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 1 # of Rooms: 7	Bylaws Restrictions: Pets Allowed w/Rest. Restricted Age: # of Pets: # or % of Rentals Allowed: Cats: Yes Dogs: Yes Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	13'9 x 4'0			x	1	Main	2	No
Main	Dining Room	7'10 x 13'9			x	2	Above	3	Yes
Main	Kitchen	10'0 x 8'3			x	3	Above	4	No
Main	Living Room	16'3 x 16'2			x	4			
Above	Primary Bedroom	12'1 x 13'8			x	5			
Above	Bedroom	10'9 x 7'11			x	6			
Above	Bedroom	10'9 x 7'11			x	7			
		x			x	8			

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