

Active
R2493174
 Board: F
 Manufactured

149 9080 198 STREET
 Langley
 Walnut Grove
 V1M 3A8

Residential Detached
\$319,900 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$319,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1995**
 Depth / Size: Bathrooms: **2** Age: **25**
 Lot Area (sq.ft.): **0.00** Full Baths: **2** Zoning: **MH-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$810.73**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: **Yes** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **905-010-673**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **Forest Green Estates**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Manufactured/Mobile, Rancher/Bungalow**
 Construction: **Frame - Wood, Modular/Prefab**
 Exterior: **Stucco, Vinyl**
 Foundation: **Preserved Wood**
 Rain Screen: **Partly** Reno. Year: **2015**
 Renovations: **Partly** R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single, RV Parking Avail., Visitor Parking**
 Dist. to Public Transit: Title to Land: **Other** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental: **\$890.00**
 Fixtures Leased: **Yes: on demand hot water system, furnace service contract**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed, Tile**

Legal: **REAL ENGINEERED HOMES INC. REAL/95005 1995 SERIAL # 95005 CSA 27042 MHR#77541**
 Amenities: **Club House, Exercise Centre, Green House, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Gated Complex, Private Setting, Recreation Nearby, Retirement Community, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm, Storage Shed,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1 x 14'7			x			x
Main	Dining Room	9'3 x 11'1			x			x
Main	Kitchen	7'8 x 10'7			x			x
Main	Eating Area	6'1 x 9'4			x			x
Main	Master Bedroom	11'1 x 12'1			x			x
Main	Bedroom	10'1 x 11'1			x			x
Main	Laundry	8'5 x 7'8			x			x
					x			x
					x			x

Finished Floor (Main):	1,118	# of Rooms:7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3			No	Pool:
Finished Floor (Total):	1,118 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Door Height:
Grand Total:	1,118 sq. ft.	Basement: Crawl	6			No	
		Beds not in Basement:2	7			No	
			8			No	

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

Tidy size at a tempting price! Tucked under majestic trees, this 2 BR 2 Bath rancher is nestled in charm. Features include warm, inviting entry, updated kitchen with garden window, family size living/diningroom, centre gas fireplace, renewed bathrooms, laundry centre with ample cabinets, sliders off entry to oversize deck overlooking green space and trails. Updates include furnace, plumbing, insulation and more. This gated community lifestyle is for those 55+ and 1 small pet, amenities include off leash pooch park, clubhouse and social activities. Central location, call soon or this good buy will soon be good bye!

#149 9080 198 St. Langley, BC

\$319,900



Bed **2** Bath **2** Size **1,118**

Rosemary Papp

RE/MAX Treeland Realty
 #101 6337 198 St. Langley V2Y 2E3

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www.homesinlangley.ca



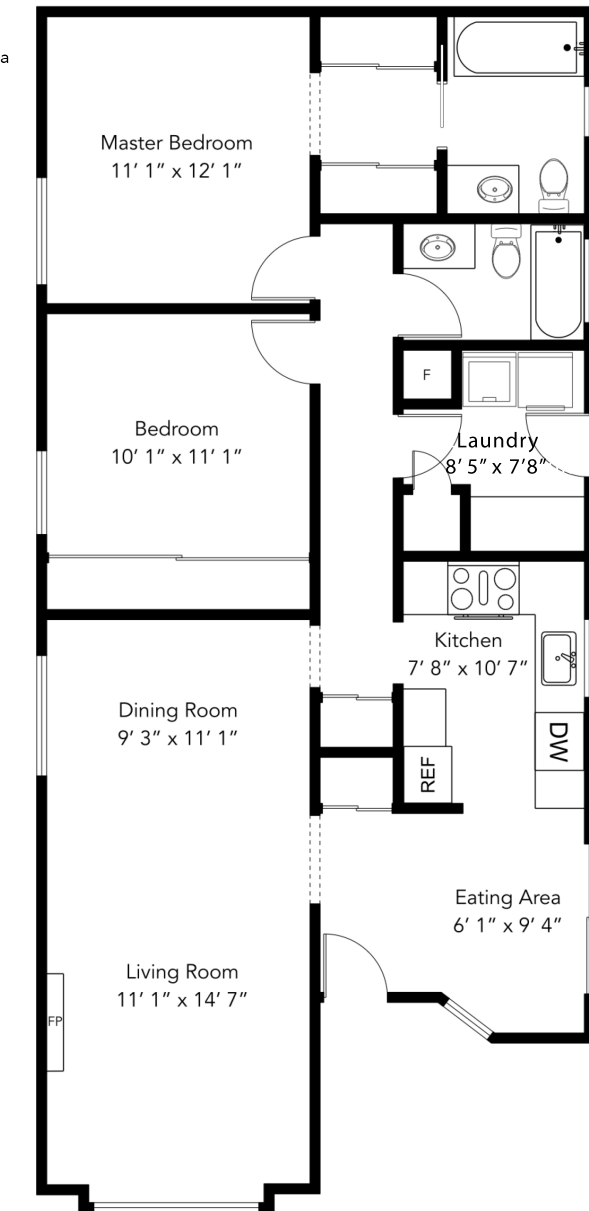


Rosemary Papp
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Floor Plan

#149 9080 198 St. Langley, BC

Finished 1118 sq. ft.



Measurements and floor plan are approximate and are to be used for advertising purposes only. Not suitable for construction or architectural use. E&O Insured. Square footage calculated using ANSI Z765 method. Measured September 2020.



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