

Active

R2117471

Board: F

House/Single Family

8451 206 STREET

Langley

Willoughby Heights

V2Y 0P7

Residential Detached



Sold Date:

Meas. Type: **Feet**

Depth / Size: **98**

Lot Area (sq.ft.): **3,553.00**

Flood Plain:

Rear Yard Exp: **West**

Approval Req?:

If new, GST/HST inc?:

Frontage (feet): **36.00**

Bedrooms: **4**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Approx. Year Built: **2015**

Age: **1**

Zoning: **R-CL**

Gross Taxes: **\$1,843.34**

For Tax Year: **2015**

Tax Inc. Utilities?: **No**

P.I.D.: **029-244-510**

Tour: **Virtual Tour URL**

View: **No :**

Complex / Subdiv: **Evergreen**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stone, Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen: **Full**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**

Fireplace Fuel: **Gas - Natural**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Total Parking: **3**

Covered Parking: **2**

Parking Access: **Front**

Parking: **Garage; Double**

Dist. to Public Transit: **2**

Dist. to School Bus: **1**

Title to Land: **Freehold NonStrata**

Seller's Interest: **Registered Owner**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL EPP34947; LT 61; LD 36; SEC 26; TWP 8**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Pantry, Storage Shed, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16' x 13'6"	Bsmt	Recreation Ro...	17'5" x 12'6"			x
Main	Kitchen	12' x 11'	Bsmt	Bedroom	11'6" x 10'6"			x
Main	Eating Area	13'8" x 13'	Bsmt	Storage	17' x 8'			x
Main	Den	11' x 9'6"	Bsmt	Family Room	15'10" x 13'			x
Main	Foyer	8' x 7'						x
Above	Master Bedroom	16'6" x 14'						x
Above	Bedroom	13' x 10'						x
Above	Bedroom	13'8" x 12'						x
Above	Loft	10' x 9'						
Above	Laundry	5'8" x 5'						

Finished Floor (Main):	1,049	# of Rooms:14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,096	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	1,027	Suite: None	3	Above	5	Yes	Pool:
Finished Floor (Total):	3,172 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	5				Door Height:
Grand Total:	3,172 sq. ft.	Beds not in Basement:3	6				
		Basement: Full, Fully Finished, Separate Entry	7				
			8				

Listing Broker(s): RE/MAX Treeland Realty

'EVERGREEN' in Yorkson - Barely 1 yr old executive home is a SHOWSTOPPER! Customized 2 storey Great Room plan w/full bsmt- over \$50k spent on upgrades inc. air con, high-end furnace (low heating bills), quartz counters, upgraded carpets & underlay, built-in cabinetry, BI Vac, security, inground sprinklers. Gorgeous bright kitchen boasts quartz eating bar, gas range, wine fridge, high-end appliance pkg. Double French doors open to luxurious patio w/classy vaulted cover. Huge Master suite feat. vaulted ceiling, WI closet, ensuite w/free-standing soaker tub, dbl sinks, heated floor. West-facing fenced backyard w/shed. Ultra-convenient location, close to school, Park n' Ride, parks, arena, shopping.

RE/MAX

Treeland Realty

101 - 6337 - 198th Street

Langley, B.C. V2Y 2E3

LISTING

features



8451 206 Street, Langley



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PREC

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Remax Hall of Fame

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