

LISTING features

RE/MAX
Treeland Realty
101 - 6337 - 198th Street
Langley, B.C. V2Y 2E3



308 - 8915 202 Street, Langley

THE HAWTHORNE- 1 Bedroom & Den- Corner unit on quiet South side of well-maintained building. Impressive W-I-D-E living room features 9' of glass doors opening onto bigger-than-average covered deck, looking into trees with corner window- lots of natural light! Feels like a house: Fireplace, laminate floors thru main living area and enclosed den/office flexes as storage or craft room. Kitchen boasts stainless appliances, granite counters with eating bar, BI microwave. Master bedroom allows for bigger furniture plus walk-in closet. Main bath with soaker tub. Secure underground parking with visitor area, STORAGE LOCKER. Low strata fee- \$240.14 includes hot water & caretaker. 1 Pet OK. Rentals with restrictions. Walk to shops, transit, restaurants, fast access to HWY 1 and park'n ride. Quick move-in OK!

Bedrooms	1
Bathrooms	1
Size	750 sf
Maint. Fee	\$240.14



Tammy  **evans** PREC

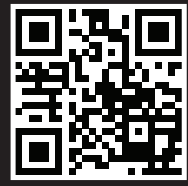


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R2275553
Apartment/Condo

308 8915 202 STREET
Langley
Walnut Grove
V1M 0B5



TAKE THE TOUR



Depth/Size (ft.):	Frontage (ft.):	Appl.:
Lot Area	Bedrooms: 1	Age:
Flood Plain:	Bathrooms: 1	Zoning:
Rear Yard Exp:	Full Baths: 1	Gross Taxes: \$1,904.69
	Half Baths: 0	For Tax Year: 2017
	Maint. Fee: \$240.14	P.I.D.: 028-039-858
Mgmt. Co's Name:	Associa	
Mgmt. Co's Phone:	604-591-6060	
View:	Yes: trees & garden	
Complex / Subdiv:	HAWTHORNE	
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	

Style of Home: **Corner Unit, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Electric**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Yes**
Dist. to Transit: Dist to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Hot Water, Management**
Legal: **PL BCS3591; LT 68; LD 36; SEC. 35; TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON**
Amenities: **Elevator, In Suite Laundry, Playground, Storage**
Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Den	7'2 x 6'2			x			x
Main	Walk-In Closet	7'6 x 3'6			x			x
		x			x			x
		x			x			x
		x			x			
		x			x			

Finished Floor (Main):	750	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes
Finished Floor (Below):	0	Restricted Age:			2			
Finished Floor (Basement):	0	# of Pets: 1 Cats: Yes Dogs: Yes			3			
Finished Floor (Total):	750 sq. ft.	# or % of Rentals Allowed:			4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions			5			
Grand Total:	750 sq. ft.	Basement: None			6			
					7			
					8			

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

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The enclosed information while deemed to be correct, is not guaranteed.
This communication is not intended to solicit properties already listed for sale.

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