



Presented by:
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Active
R2432471
 Board: F
 Row House (Non-Strata)

6856 208 STREET
 Langley
 Willoughby Heights
 V2Y 0M3

Residential Attached
\$746,800 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.): **111.5**
 Lot Area (sq.ft.): **2,197.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View:
 Complex / Subdiv: **MILNER HEIGHTS**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Frontage (feet): **20.00**
 Frontage (metres): **6.10**
 Bedrooms: **4**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**
 Maint. Fee:

Original Price: **\$746,800**
 Approx. Year Built: **2013**
 Age: **7**
 Zoning: **R-CL**
 Gross Taxes: **\$4,015.62**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **Yes**
 P.I.D.: **028-956-419**
 Tour:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single, Open**
 Locker:
 Dist. to Public Transit: **ON**
 Units in Development:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc:
 Legal: **LT 22, SEC 13, TP 8, NWD PL EPP24242**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - Roughed In, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'5 x 11'8	Bsmt	Family Room	15'4 x 13'4			x
Main	Dining Room	9'11 x 9'0	Below	Bedroom	13'1 x 9'0			x
Main	Living Room	16'11 x 13'3	Below	Laundry	8'11 x 5'0			x
Main	Foyer	5'8 x 5'3	Below	Utility	6'9 x 5'2			x
Main	Pantry	3'6 x 2'4			x			x
Above	Master Bedroom	13'2 x 10'8			x			x
Above	Bedroom	13'0 x 9'7			x			x
Above	Bedroom	12'3 x 8'9			x			x
Above	Walk-In Closet	8'2 x 5'8			x			x
		x			x			x

Finished Floor (Main):	711	# of Rooms: 13	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	726	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	711	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total):	2,148 sq. ft.	# or % of Rentals Allowed:			4	Bsmt	4	No	Garage Sz:
		Bylaws:			5			No	Grg Dr Ht:
Unfinished Floor:	0				6			No	
Grand Total:	2,148 sq. ft.	Basement: Full, Fully Finished			7			No	
					8			No	

Listing Broker(s): **Royal LePage - Wolstencroft**

Just like NEW only better and NO STRATA FEES! You will not be disappointed with this Sparkling Home. Bright and Clean only just begin to describe the first impression when you enter. Many upgrades include Full Granite counters throughout, Large Walk-In Shower in the ensuite, Private Covered Deck, (12' X 9'10) built with composite lumber to last forever and for minimum maintenance. Artificial turf in front...just mow the back! And let's not forget the fully finished basement with another Bedroom PLUS a laundry tub in the laundry room. All finished with permits. This great Island Kitchen is very functional with lots of cupboards, drawers plus a very convenient Pantry. This home is easy to Just Move Into. Come, take a look and enjoy this beautiful home in such a great location!