



Presented by:  
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**Active**  
**R2122648**

Board: F  
 Townhouse

**65 8737 212 STREET**

Langley  
 Walnut Grove  
 V1M 2C8

Residential Attached

**\$534,900 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$534,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1989**  
 Depth / Size (ft.): Bedrooms: **3** Age: **27**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-2**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,783.58**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: **East** Maint. Fee: **\$278.45** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **015-381-137**  
 Mgmt. Co's Name: **Crossroads** Tour:  
 Mgmt. Co's Phone: **778-578-4445**  
 View: **No :**  
 Complex / Subdiv: **Chartwell Green**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single, Open, Visitor Parking</b>		
Exterior: <b>Vinyl</b>			Locker:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: <b>178</b>
Renovations: <b>Partly</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Seller's Interest: <b>Registered Owner</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Leased: <b>No :</b>	
Outdoor Area: <b>Patio(s)</b>		Fixtures Rmvd: <b>:</b>	
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Laminate, Mixed, Tile</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
 Legal: **NWS3008, LT 65, LD 36, SEC 25, TWP 8 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: **Club House, Garden, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Gated Complex, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	
Main	Kitchen	9' x 7'7			x			x	
Main	Eating Area	9' x 5'			x			x	
Main	Living Room	12'10 x 12'			x			x	
Main	Dining Room	12'10 x 10'			x			x	
Main	Master Bedroom	13'10 x 12'			x			x	
Above	Bedroom	12' x 12'6			x			x	
Above	Bedroom	12'10 x 8'6			x			x	
		x			x			x	
		x			x				
		x			x				
Finished Floor (Main):	1,001	# of Rooms:7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	407	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age: 55+			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,408 sq. ft.	# or % of Rentals Allowed1			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Allowed			5				Door Height:
Grand Total:	1,408 sq. ft.	w/Rest., Rentals Allwd w/Restrctns			6				
		Basement: None			7				
					8				

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

**Finally...a Lovingly Updated Home in this Ever-Popular, Adult oriented, gated community. Warm Laminate floors, Granite counters and glass tile backsplash. Fresh paint, new light fixtures....just move right in! Master Bedroom on the main floor with 2 more upstairs with an attached bathroom of their own. Private back Yard with roomy patio. Single garage is insulated and Heated PLUS parking for a large or oversized truck Right at your Front Door. So close to shopping, Walnut Grove Rec centre and everything that make Walnut Grove so desirable. Call for your appointment to view or visit on Sunday, Nov 20th at our OPEN HOUSE from 2 - 4 pm.**