



Presented by:
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Active
R2211426
 Board: F
 Townhouse

48 8889 212 STREET

Langley
 Walnut Grove
 V1M 2E8

Residential Attached
\$530,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$530,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1990**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **27**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM 2**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$2,872.83**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2017**
 Exposure: **West** Maint. Fee: **\$225.00** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: _____ P.I.D.: **015-923-746**
 Mgmt. Co's Name: **Hugh & Mckinnon** Tour: _____
 Mgmt. Co's Phone: _____
 View: _____
 Complex / Subdiv: **Garden Terrace**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: End Unit, Rancher/Bungalow	Total Parking: 2 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single, Garage; Single, Visitor Parking
Exterior: Brick, Vinyl	Locker: _____
Foundation: Concrete Perimeter	Dist. to School Bus: _____
Rain Screen: _____	Total Units in Strata: 61
Renovations: Partly	Reno. Year: _____
Water Supply: City/Municipal	R.I. Plumbing: _____
Fireplace Fuel: Gas - Natural	R.I. Fireplaces: _____
Fuel/Heating: Forced Air, Natural Gas	# of Fireplaces: 1
Outdoor Area: Patio(s)	Property Disc.: Yes
Type of Roof: Asphalt	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Hardwood, Laminate

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **PL.NWS3173 LT.48 LD.36 SEC.36 TWP.8**

Amenities: **Club House**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'8 x 8'6			x			x
Main	Eating Area	10'8 x 8'6			x			x
Main	Living Room	14' x 14'			x			x
Main	Dining Room	14' x 12'6			x			x
Main	Master Bedroom	14'6 x 11'2			x			x
Main	Bedroom	13' x 9'3			x			x
Main	Laundry	8' x 6'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,178	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: 55+			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 1,178 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Age Restrictions, Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,178 sq. ft.	Basement: Crawl			7				
				8				

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

ONE Level, NO STAIRS anywhere! Quiet, updated Charming 2 Bdrm, 2 Bthrm Rancher in a Great complex. Recently painted and has hardwood and laminate flooring. Newer Kitch appliances too. This lovingly kept, DUPLEX style home is Clean, Bright and just Right. Single Garage PLUS single Carport. Great back yard for the gardeners and close to shops and bus. This 55+ development is an amazingly well kept community and RV Parking is available. Don't wait.....