

LISTING
Features

#126-8138 204 Street
Langley, BC V2Y 0T4



Presented by:
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Active
R2398814
Board: F
Townhouse

126 8138 204 STREET
Langley
Willoughby Heights
V2Y 0T4

Residential Attached
\$618,800 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Gateway Property Mgmt**
Mgmt. Co's Phone: **604-635-5000**
View: **No**
Complex / Subdiv: **Ashbury & Oak**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$244.74**

Original Price: **\$618,800**
Approx. Year Built: **2018**
Age: **1**
Zoning: **CD-77**
Gross Taxes: **\$3,527.37**
For Tax Year: **2019**
Tax Inc. Utilities?: **Yes**
P.I.D.: **029-924-600**
Tour:

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Vinyl, Wood			
Foundation: Concrete Perimeter			
Rain Screen:	Reno. Year:	Locker:	
Renovations:	R.I. Plumbing:	Dist. to School Bus: 2	Total Units in Strata: 162
Water Supply: City/Municipal	Metered Water:	Units in Development:	
Fireplace Fuel:	R.I. Fireplaces: 0	Title to Land: Freehold Strata	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Property Disc.: Yes	
Outdoor Area: Patio(s) & Deck(s)		Fixtures Leased: No	
Type of Roof: Asphalt		Fixtures Rmvd: No	
		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	

Maint Fee Inc: **Caretaker, Gardening, Management, Recreation Facility**
Legal: **STRATA LOT 44, PLAN EPS3097, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **Club House, Exercise Centre, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

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

Finished Floor (Main): 628	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 628	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 163	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,419 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest.			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,419 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Ashbury & Oak by Polygon. Resort style living in this complex, residents enjoy the pool, entertainment kitchen, fully equipped fitness, indoor playground and dog wash, etc. Close to amenities like retail shopping, restaurants, cafes, and recreation centre. Walking distance to all level of schools. Main floor is an open floor plan with a large kitchen island and plenty of counter space. Large master bedroom and beautiful ensuite with two sinks. This unit has a side by side garage.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.



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#126-8138 204 Street
Langley, BC V2Y 0T4



Asking	\$629.900
Bedroom	3 + Den
Bathroom	2.5
Finished	1,419 Sq.Ft.
Garage	Double Side by Side
Pet Restriction	Pets Allowed w/Rest.
Rental Restriction	Rental Allowed