

Active
R2781911
 Board: F, Attached
 Townhouse

86 8737 212 STREET

Langley
 Walnut Grove
 V1M 2C8

\$829,900 (LP)
 (SP)



DOM: **10** List Date: **5/30/2023** Expiry Date: **10/30/2023**
 Prev. Price: **\$0** Original Price: **\$829,900** Sold Date:
 Meas. Type: If new,GST/HST inc?: Approx. Year Built: **1989**
 Frontage (feet): Bedrooms: **3** Age: **34**
 Frontage (metres): Bathrooms: **2** Zoning: **RM-2**
 Depth/Size: Full Baths: **2** Gross Taxes: **\$3,412.96**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2022**
 Flood Plain: **No** P.I.D.: **015-381-668** Tax Inc. Utilities?: **No**
 View: **No** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Chartwell Green**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Rancher/Bungalow w/Loft**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Slab**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double, Visitor Parking**
 Dist. to Public Transit: **1** Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Legal: **NWS3008 LT 86 LD 36 SEC 25 TWSHP 8 NWLDTOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Club House, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub, Workshop Detached**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Freezer, Garage Door Opener**

Finished Floor (Main): **1,125**
 Finished Floor (Above): **445**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,570 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,570 sq. ft.**

Units in Development: **178**
 Exposure:
 Mgmt. Co's Name: **Crossroads Management**
 Maint Fee: **\$417.14**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, RV Parking, Sewer, Snow removal, Water**
 Bylaw Restrictions: **Age Restrictions, Rentals Allwd w/Restrctns**
 Restricted Age: **55+** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **2**
 # of Rooms: **9**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	12' x 16'1	Above	Bedroom	9'10 x 12'10	1	Main	4	Yes
Main	Dining Room	10'1 x 11'5			x	2			No
Main	Kitchen	13'2 x 8'5			x	3			No
Main	Eating Area	12'7 x 7'8			x	4			No
Main	Primary Bedroom	12'11 x 13'7			x	5	Above	4	No
Main	Walk-In Closet	6'1 x 6'4			x	6			No
Main	Foyer	9'11 x 4'3			x	7			No
Above	Bedroom	11'7 x 10'3			x	8			No

List Broker 1: **Royal LePage Little Oak Realty - Office: 778-565-1397**
 List Desig Agt 1: **Shawn Webster - Phone: 778-565-1397**
 List Broker 2:
 List Desig Agt 2: **3**
 Sell Broker 1:
 Sell Sales Rep 1: **2.**
 Owner: **William Joseph Foley & Carol Foley**
 Commission: **3.22% ON 1ST 100K/1.15% ON REMAINDER**

List Broker 3:
shawnwebster5@gmail.com

Appointments: **Touchbase**
 Call: **Touchbase Shawn**
 Phone: **604-833-7860**

Occupancy: **Owner**

REAR Measurements by Keyplan Measuring, buyer to verify if important. All owners & renters must be 55+. 1 dog & 1 cat or 2 cats allowed, not to exceed 16" at shoulder. Offers not to be reviewed before June 6 at 7pm, as per IDRPO. Open House Thursday June 1 3 - 5, Sat. June 3 & Sun. June 4 2-4pm

Resort style living for those 55+! This end unit townhome offers everything you need, including a large primary suite on the main with w/i closet and roomy ensuite with a beautiful big walk in shower. Cozy living room with gas f/p opens to your private patio on greenspace. Separate dining for entertaining, plus good sized kitchen with s/s appliances and eating area that opens to a second patio space. 2 more bedrooms and full bath upstairs. Double garage with Jacob's ladder to attic space with tons of storage. Lovely hardwood throughout the main floor, very well kept and clean. Excellent location in this fabulous complex with pool, hot tub, clubhouse, workshop, games room, library and active social club. You're going to love it at Chartwell Green!