



Presented by:  
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**Active**  
**R2873960**  
Board: F  
Apartment/Condo

**516 8526 202B STREET**

Langley  
Willoughby Heights  
V2Y 3L5

Residential Attached

**\$799,900** (LP)   
(SP)



#516 8526 202B STREET

Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$799,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>3</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-122</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,729.10</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain: <b>No</b>	P.I.D.: <b>031-305-539</b>	Tax Inc. Utilities?:
View: <b>Yes : Mountains</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>YORKSON PARK WEST</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Other**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Heat Pump**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Add. Parking Avail., Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 185, PLAN EPS7247, 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: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **1,150**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,150 sq. ft.**  
Unfinished Floor: **262**  
Grand Total: **1,412 sq. ft.**

Units in Development: **202** Tot Units in Strata: **202** Locker: **Yes**  
Exposure: **Northwest** Storeys in Building: **6**  
Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**  
Maint Fee: **\$370.40** Council/Park Apprv?:  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal, Water**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **11**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'9 x 6'8	Main	Walk-In Closet	7'4 x 4'6	1	Main	4	No
Main	Kitchen	8'8 x 10'0	Main	Solarium	23'3 x 13'0	2	Main	4	Yes
Main	Dining Room	11'3 x 10'1	Main	Storage	4'9 x 5'0	3			
Main	Living Room	10'7 x 16'4			x	4			
Main	Primary Bedroom	10'7 x 11'8			x	5			
Main	Walk-In Closet	7'2 x 5'0			x	6			
Main	Bedroom	8'10 x 10'5			x	7			
Main	Bedroom	8'7 x 11'11			x	8			

Listing Broker(s): **Royal LePage Elite West**

**Top 5 reasons why this property will move quick. #1. LOCATION - Super central. Close to Walnut Grove, Yorkson Park and Schools. Close to bus stops, Park & Ride (skytrain access), with tons of shopping and good eats within walking distance. #2. LAY-OUT - This huge 1,412 SQ condo is well laid out. With 3 beds & 2 baths with an open concept & an enormous 262 sq/ft solarium with retractable glass panels. #3. FEATURES - AC/Heat Pump, 9' ceilings & 7' solid core doors, acoustic wood-grained laminate floors, Natural Gas BBQ outlet, EV Charger (Lv. 1) and Storage Locker at parking stall. #4. COMPLEX - Yorkson Park West is well run with a proactive strata maintaining a healthy early CRF. #5. PRICE - All this for under \$800K is unheard of in this area. Open House Sat (27) & Sun (28) 2:00-4:00PM.**