



Presented by:
Russ Macnab PREC*

The Macnabs Team
Royal LePage Elite West
Phone: 604-763-8196
http://www.themacnabs.com
russ@themacnabs.com



Active
R3052730

Board: F
Townhouse

34 8068 207 STREET

Langley
Willoughby Heights
V2Y 0M9

Residential Attached

\$829,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$829,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 3	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: CD-75
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,783.12
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 029-409-519	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Yorkson Creek South		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage; Single, Tandem Parking**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 77, PLAN EPS1944, 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: **Exercise Centre**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): 698	Units in Development: 128	Tot Units in Strata:	Locker:
Finished Floor (Above): 707	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa BC	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 370	Maint Fee: \$400.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 1,775 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,775 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: Fully Finished, Separate Entry	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 9	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'10 x 12'0	Below	Foyer	7'0 x 11'7	1	Main	2	No
Main	Dining Room	11'9 x 6'11			x	2	Above	3	Yes
Main	Kitchen	9'8 x 9'5			x	3	Above	4	Yes
Main	Eating Area	12'4 x 9'0			x	4			
Above	Primary Bedroom	10'9 x 11'5			x	5			
Above	Bedroom	9'0 x 9'10			x	6			
Above	Bedroom	8'10 x 12'3			x	7			
Below	Den	10'9 x 9'11			x	8			

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

OPEN HOUSE SAT OCT 4th & SUN OCT 5th 2-4pm. END UNIT with 3 beds, 3 baths and DEN that could be used as 4th bedroom with separate entrance. This home offers nearly 1,800 sqft of upgraded living in highly sought-after Willoughby Heights. Enjoy maple hardwood floors, fresh paint, powder room on main, soft-close cabinetry, granite counters, Italian tile, and SS appliances. Entertain on the large deck with gas BBQ hookup. Recent upgrades include a heat pump for efficient forced-air heating/AC and hot water on demand! The primary suite has vaulted ceilings, fog-free mirror, heated floors, and double sinks in the ensuite. 1 car garage and a 2nd covered parking spot on the extended pad long enough for a truck. Walk to schools, transit, grocery, and restaurants.