



Presented by:
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Active
R3065075
Board: F
Townhouse

34 8068 207 STREET

Langley
Willoughby Heights
V2Y 0M9

Residential Attached

\$789,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$789,900
Meas. Type:	Bedrooms: 4	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: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carport & Garage, Garage, Single, Tandem Parking**
Dist. to Public Transit:
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: **Air Cond./Central, Exercise Centre, Playground, Recreation Center**

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **698**
Finished Floor (Above): **707**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **370**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,775 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,775 sq. ft.**

Suite:
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Units in Development: **128**
Exposure:
Mgmt. Co's Name: **Associa BC**
Maint Fee: **\$400.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #: **604-591-6060**
Council/Park Apprv?:
Locker:
of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	10'10" x 12'
Main	Dining Room	11'9" x 6'11"
Main	Kitchen	9'8" x 9'5"
Main	Eating Area	12'4" x 9'
Above	Primary Bedroom	10'9" x 11'5"
Above	Bedroom	9' x 9'10"
Above	Bedroom	8'10" x 12'3"
Below	Bedroom	10'9" x 9'11"

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	No
3	Above	4	Yes
4			
5			
6			
7			
8			

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

LARGE END UNIT in Willoughby Heights! Nearly 1,800 sqft, 3 beds + DEN (perfect 4th bedroom w/separate entry), and 3 baths, all for only \$789,900! Features maple hardwood floors, granite counters, solid wood doors, stainless appliances, fresh paint, and powder on main. Enjoy forced-air heat & A/C via new heat pump, tankless hot water, and a large deck with gas BBQ hookup. Primary suite offers vaulted ceilings, heated ensuite floors, double sinks & fog-free mirror. Includes single garage + extra-long covered driveway (fits a truck). Walk to schools, shops, transit & restaurants. OPEN HOUSE Sat Nov 8 & Sun Nov 9, 2-4 PM!