Presented by:
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Active
R3108527
Board: F
Townhouse

15 9525 204 STREET
Langley
Walnut Grove
V1M 0B9

Residential Attached
$864,900 (LP)
(SP)

Sold Date:		If new,GST/HST inc?:		Original Price:	**$864,900**
Meas. Type:		Bedrooms:	**3**	Approx. Year Built:	**2010**
Frontage(feet):		Bathrooms:	**2**	Age:	**16**
Frontage(metres):		Full Baths:	**2**	Zoning:	**CD-33**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$2,816.60**
Sq. Footage:	**0.00**			For Tax Year:	**2025**
Flood Plain:		P.I.D.:	**028-197-747**	Tax Inc. Utilities?:	**No**
View:	**:**			Tour:	
Complex / Subdiv:	**The Time**				
First Nation					

Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
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: **Garage; Single, Open, Tandem Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: Projector & Screen upstairs**
Floor Finish: **Mixed**

Legal: **STRATA LOT 33, PLAN BCS3709, SECTION 35, 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: **In Suite Laundry, Playground**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,293**	
Finished Floor (Above):	**314**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**147**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**1,754**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**1,754**	**sq. ft.**

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

Units in Development: **106** Tot Units in Strata: Locker: **No**
Exposure: Storeys in Building: **3**
Mgmt. Co's Name: **Associa BC** Mgmt. Co's #:
Maint Fee: **$497.28** Council/Park Apprv?:
Maint Fee Includes: **Gardening, Management, Recreation Facility**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Living Room**	**16' x 15'7**
Main	**Kitchen**	**14'4 x 12'6**
Main	**Dining Room**	**11'5 x 9'5**
Main	**Primary Bedroom**	**12'3 x 15'6**
Main	**Walk-In Closet**	**6' x 5'3**
Main	**Bedroom**	**11'7 x 11'**
Above	**Bedroom**	**14'3 x 14'7**
Below	**Mud Room**	**12'2 x 4'4**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

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

Welcome to Walnut Groves best townhouse complex! This unique layout features 2 bedrooms on the main floor plus a versatile 322 sq ft loft upstairs perfect as a media room, home office, or easily converted to a 3rd bedroom. The open-concept main living area is loaded with upgrades including an electric fireplace with stone surround, quartz countertops, real wood cabinetry, and stainless steel appliances. Enjoy the sunny south-facing dining area and step onto the back deck ideal for entertaining. Located in a beautiful, walkable neighborhood with greenway trails right outside your door, perfect for dog owners and outdoor lovers. Walking distance to Dorothy Peacock Elementary and close to all amenities, Golden Ears Bridge, and Hwy 1. Don't miss this one-of-a-kind townhome!

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