



Presented by:

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Sold
R2512198

Board: F
Townhouse

13 7169 208A STREET

Langley
Willoughby Heights
V2Y 0X2

Residential Attached

\$638,000 (LP)

\$650,000 (SP) **M**



Sold Date: **11/2/2020** Frontage (feet): Original Price: **\$638,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **3** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,129.88**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: **South** Maint. Fee: **\$125.95** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-384-851**
 Mgmt. Co's Name: Tour: **Virtual Tour URL**
 Mgmt. Co's Phone:
 View: **Yes: Green Space and Play area**
 Complex / Subdiv: **Lattice**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Carport & Garage		Locker:
Exterior: Mixed, Wood			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: Yes: Security system from ADT not included	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: Yes: Living room curtain panels	
Outdoor Area: Fenced Yard		Floor Finish: Mixed, Tile, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Snow removal**
 Legal: **STRATA LOT 63, PLAN EPS4602, SECTION 13, 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: **Playground**

Site Influences: **Cul-de-Sac, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 13'10			x			x
Main	Kitchen	14'6 x 10'7			x			x
Main	Dining Room	10'6 x 10'3			x			x
Above	Master Bedroom	11'2 x 11'2			x			x
Above	Bedroom	9'2 x 8'4			x			x
Above	Bedroom	9'7 x 8'5			x			x
Below	Flex Room	14'2 x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 616	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 615	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 189	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total): 1,420 sq. ft.	# or % of Rentals Allowed:	Bylaws: Pets Allowed w/Rest., Rentals Allowed		4				Garage Sz:
Unfinished Floor: 0	Basement: None			5				Grg Dr Ht:
Grand Total: 1,420 sq. ft.				6				
				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

PRISTINE LIKE NEW, two year old 3 bedroom, 2.5 townhome at Lattice! South facing, this unit has the benefit of being located away from other units on one side & looks onto the complex green space. Bright, open main floor layout with a generous living room featuring a modern electric fireplace, laminate floors and a spacious balcony. The kitchen features light Birch cabinets, white quartz counters, breakfast bar, stainless steel appliances & tasteful backsplash. Master bedroom with walk through closet which leads into the spa-like ensuite with two sinks & a sizable shower. On the lower floor is a flex space that can be used as an office, recreation room or whatever serves your needs. Upgrades include laminate on the top floor, Polyaspartic coating on garage floor & built in wall storage.