



Presented by:  
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**Sold**  
**R2280306**  
 Board: F  
 Townhouse

**13 7169 208A STREET**  
 Langley  
 Willoughby Heights  
 v2x 0x2

Residential Attached  
**\$619,900 (LP)**  
**\$610,000 (SP)**



List Date: **6/14/2018** Frontage (feet):  
 Days on Market: **6** Frontage (metres):  
 Sold Date: **6/20/2018** Bedrooms: **3**  
 Meas. Type: **Feet** Bathrooms: **3**  
 Depth / Size (ft.): Maint. Fee: **\$0.00**  
 Lot Area (sq.ft.): **0.00** Council Apprv?:  
 Flood Plain: **No** Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View: **No**  
 Complex / Subdiv: **LATTICE**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Original Price: **\$619,900**  
 Approx. Year Built: **2018**  
 Age: **0**  
 Zoning: **CD1**  
 Gross Taxes: **\$0.00**  
 For Tax Year: **2018**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **030-384-851**  
 Tour:

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Single**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
 Legal: **PL EPS4602 LT 63 LD 36 SEC 13 TWP 8. 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:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 14'0			x			x
Main	Kitchen	10' x 14'			x			x
Main	Dining Room	10'6 x 10'0			x			x
Above	Master Bedroom	11'4 x 11'2			x			x
Above	Bedroom	8'6 x 9'2			x			x
Above	Bedroom	8'6 x 9'6			x			x
Below	Flex Room	11'4 x 11'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>624</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>624</b>	Crawl/Bsmt. Height:			1	Above	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>199</b>	# of Pets:	Cats:	Dogs:	3	Main	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,447 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,447 sq. ft.</b>	Basement: <b>Part</b>			6				
					7				
					8				

Listing Broker(s): **RE/MAX Lifestyles Realty (Langley)**

**LATTICE TOWNHOME!! Brand new BIRCH floorplan with OPEN CONCEPT! Large windows allow you to enjoy fantastic NATURAL LIGHT. QUALITY built by VESTA homes and offering 3 bedrooms up and a bonus FLEX room on the lower level. Master bedroom with walk through closet. SOUTH FACING UNIT looking onto COMPLEX GREEN SPACE. Single car garage. Great starter home or investment. RENTALS ALLOWED! One of the only ones like this in complex not directly backing another unit.**