

# 21 9045 Walnut Grove Drive • Langley



Presented by:  
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**Active**  
**R2282366**  
 Board: F  
 Townhouse

**21 9045 WALNUT GROVE DRIVE**  
 Langley  
 Walnut Grove  
 V1M 2E1

Residential Attached  
**\$599,900** (LP)  
 (SP) **M**



Sold Date: Frontage (feet): Original Price: **\$599,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1990**  
 Depth / Size (ft.): Bedrooms: **3** Age: **28**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM2**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,831.11**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2017**  
 Exposure: Maint. Fee: **\$346.95** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **014-567-563**  
 Mgmt. Co's Name: **Metropolitan** Tour: [Virtual Tour URL](#)  
 Mgmt. Co's Phone: **778-574-1880**  
 View: **:**  
 Complex / Subdiv: **BRIDLEWOODS**  
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey, End Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single, Open**  
 Locker:  
 Dist. to Public Transit: **near**  
 Units in Development: **130** Dist. to School Bus: **near**  
 Title to Land: **Freehold Strata** Total Units in Strata: **130**

Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
 Legal: **PL NWS3032 LT21 SEC36 TWP8 . TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**  
 Amenities: **Club House, In Suite Laundry, Playground**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'2			x			x
Main	Dining Room	11'2 x 8'			x			x
Main	Kitchen	9'6 x 9'			x			x
Main	Eating Area	12'2 x 11'6			x			x
Main	Laundry	5'7 x 5'7			x			x
Above	Master Bedroom	14'6 x 13'3			x			x
Above	Bedroom	12'10 x 10'4			x			x
Above	Bedroom	11' x 10'6			x			x
		x			x			
		x			x			

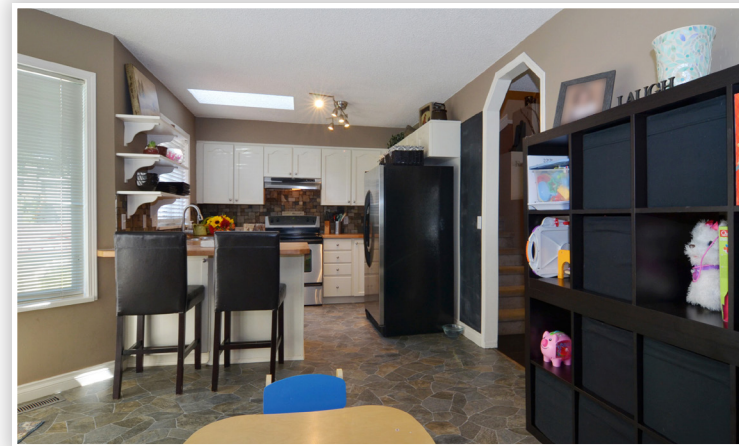
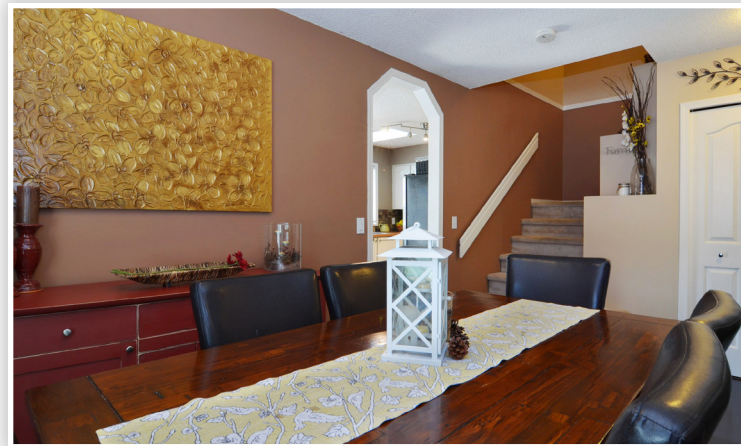
Finished Floor (Main):	<b>802</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>690</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total):	<b>1,492 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Grand Total:	<b>1,492 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Homelife Benchmark Realty Corp. (Branch)**



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## Description

Desireable end unit in BRIDLEWOODS. Super 3 bedroom, 2.5 bathroom unit. Beautiful laminate floors, crown mouldings, nice color decor & more. Large master bedroom with large walkin closet & ensuite. Spacious living & dining rooms, gas fireplace . Bright kitchen enters out onto a south facing patio with fenced & private yard . The complex features a clubhouse and playground . Fabulous location! Steps to both James Kennedy (elementary) & Walnut Grove Sr. Secondary. Walnut Grove Community Center, pool, parks, bus & shopping, so close! Hurry on this one.

## Details

Bedrooms:	3
Bathrooms:	3
Year built:	1990
Living Space:	1,492 sq. ft.
Maintenance Fee:	\$346.95