

Active R2615815 Board: F Townhouse	5 9590 216 STREET Langley Walnut Grove V1M 0C9	Residential Attached \$949,000 (LP) (SP) M																																																																																										
	Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: No Complex / Subdiv: WOODROW LANE Services Connctd: Electricity, Natural Gas	If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 4 Full Baths: 3 Half Baths: 1 P.I.D.: 028-945-131																																																																																										
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcony(s), Fenced Yard, Patio(s) Type of Roof: Asphalt	Total Parking: 3 Covered Parking: 2 Parking Access: Rear Parking: Garage; Double Dist. to Public Transit: Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Hardwood, Laminate	Original Price: \$949,000 Approx. Year Built: 2013 Age: 8 Zoning: MULTI Gross Taxes: \$3,845.23 For Tax Year: 2021 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																										
Legal: PL EPS991 LT 5 LD 36 SEC 31 TWP 11 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: Air Cond./Central, Playground																																																																																												
Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum - Built In, Vaulted Ceiling																																																																																												
Finished Floor (Main): 935 Finished Floor (Above): 699 Finished Floor (AbvMain2): 0 Finished Floor (Below): 545 Finished Floor (Basement): 0 Finished Floor (Total): 2,179 sq. ft. Unfinished Floor: 0 Grand Total: 2,179 sq. ft.	Units in Development: 13 Exposure: West Mgmt. Co's Name: ASSOCIA Maint Fee: \$255.00 Maint Fee Includes: Other	Tot Units in Strata: 13 Locker: Stores in Building: Mgmt. Co's #: Council/Park Apprv?:																																																																																										
Suite: None Basement: Fully Finished Crawl/Bsmt. Ht: # of Levels: 3 # of Kitchens: 1 # of Rooms: 8	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:	# of Pets: Cats: Dogs:																																																																																										
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>9'0 x 11'4</td> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>13'6 x 14'10</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>9'10 x 11'0</td> <td></td> <td></td> <td>x</td> <td>3</td> <td>Above</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Master Bedroom</td> <td>10'6 x 10'0</td> <td></td> <td></td> <td>x</td> <td>4</td> <td>Below</td> <td>3</td> <td>No</td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10'2 x 11'5</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10'6 x 10'0</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Loft</td> <td>9'10 x 18'4</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>23'4 x 12'6</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Kitchen	9'0 x 11'4			x	1	Main	2	No	Main	Living Room	13'6 x 14'10			x	2	Main	4	Yes	Main	Dining Room	9'10 x 11'0			x	3	Above	3	No	Main	Master Bedroom	10'6 x 10'0			x	4	Below	3	No	Above	Bedroom	10'2 x 11'5			x	5				Above	Bedroom	10'6 x 10'0			x	6				Above	Loft	9'10 x 18'4			x	7				Below	Bedroom	23'4 x 12'6			x	8					
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?																																																																																			
Main	Kitchen	9'0 x 11'4			x	1	Main	2	No																																																																																			
Main	Living Room	13'6 x 14'10			x	2	Main	4	Yes																																																																																			
Main	Dining Room	9'10 x 11'0			x	3	Above	3	No																																																																																			
Main	Master Bedroom	10'6 x 10'0			x	4	Below	3	No																																																																																			
Above	Bedroom	10'2 x 11'5			x	5																																																																																						
Above	Bedroom	10'6 x 10'0			x	6																																																																																						
Above	Loft	9'10 x 18'4			x	7																																																																																						
Below	Bedroom	23'4 x 12'6			x	8																																																																																						
Listing Broker(s): Royal LePage West Real Estate Services																																																																																												



Mohamed Sabry

604-961-6397

mohamedsabry@royallepage.ca

mohamedsabry.ca



Royal LePage West
Real Estate Services
2185 Austin Avenue,
Coquitlam, BC V3K 3R9
Tel. 604-939-6666

5 - 9590 216 STREET
LANGLEY

Please contact Mohamed Sabry, 604-961-6397, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.





4

DETAILS

Type of Dwelling: Attached
 Year Built: 2013
 Living Area: 2179 sq. ft.
 Maintenance Fee: \$255
 List Price: \$949,000

DESCRIPTION

WOODROW LANE. Rarely available, a boutique complex offering this stunning 2179 sq ft 4 bed/4 bath with master bedroom on the main! Lots of upgrades Main flr includes gorgeous white kitchen w/ tons cabinetry, quartz countertop, S/S appliances including gas range, great room with vaulted ceiling and Oversized living/dining windows overlook a gorgeous, private green space and Large deck, Masterbedroom retreat boasts a walk-in closet & spa-like 5 pc ensuite. Upstairs features 2 large bedrooms bathroom and loft/media room/playroom, office, etc. Head down to the walkout bsmt including a recreation/bedroom & 4 pc bath. This leads to the fenced west-facing landscaped private garden with sprinklers system Double garage & air-conditioning, walking distance to all schools, transit, trails

