




Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: luyala@sutton.com
 Website: www.luisayala.ca



Langley, Walnut Grove Residential Attached
101 8976 208TH ST, V1M 2Y8 **Active**
MLS# F1410695



List Price: \$224,000 Previous Price: \$224,000
 Original Price: \$224,000

Subdiv/Complex: Oak Ridge
 Frontage: 0.00 Approx Yr Blt: 1999 PID: 024-053-121
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 15 Zoning: RM-4
 Exposure: E Bedrooms: 2 Taxes: \$1,962 (2013)
 Stories in Bldg: 2 Bathrooms: 2 If New GST/HST Incl: No
 Flood Plain: No Full Baths: 2 Tax Incl Utils: No
 Meas. Type: Half Baths: 0 Apprvl Req: No
 Fixtures Lsd: N
 Fixt Removed: N
 View: N

Style of Home: 1 Storey Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Vinyl, Mixed, Stucco Rain Screen: Type of Roof: Asphalt Renovations: Flooring: Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Patio(s) Mngmt Co: Hugh & McKinnon Mngmt Ph: 604-541-8417	R/I Plumbing: Reno Year: R/I Fireplaces: Maint Fee: \$224.97	Total Parking: 1 Parking Access: Front Parking Facilities: Garage; Single Dist to Public Trans: Units in Development: 97 Locker: Possession: Title to Land: Freehold Strata Seller's Interest: Court Ordered Sale Mortgage Info: \$0 Property Disclosure: N - Court Ordered Sale Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	Covered Parking: 1 Dist to School/Bus: Total Units in Strata: 97
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Maint Charge Incl: Gardening, Management

Legal: SL 1, SEC 36, TWP 8, NWD SP LMS3097 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: Elevator

Features Incl:

Site Influences: Recreation Nearby, Central Location, Golf Course Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Kitchen	9'5 X 10'3						
Main F.	Dining	12'2 X 8'						
Main F.	Living Room	14' X 12'2						
Main F.	Bedroom	13'2 X 9'						
Main F.	Master Bedroom	13'2 X 9'10						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	947	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	947	Restricted Age:		5	
		# Pets / Cats; Dogs:	1	6	
Unfinished Floor Area:	0	# or % Rentals:	12	7	
Grand Total Floor Area:	947			8	

Listing Broker(s): (1) Royal LePage - Wolstencroft

This two bedroom, two bath home is located on the quiet side of the building so offers you a centrally located home close to Walnut Grove walking trails. The fantastic kitchen area is large enough for your breakfast table. There is a passthrough into the Dining room. The living room with its gas fireplace has a view of the complex gardens at the rear of the building. A bit of paint and some TLC will give you a "great place to come home to". Call today to arrange your viewing.



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Langley, Walnut Grove Residential Attached
202 8915 202ND ST, V1M 0B5 **Active**
MLS# F1410667



List Price:	\$169,900	Previous Price:	
		Original Price:	\$169,900
Subdiv/Complex: HAWTHORNE			
Frontage:		Approx Yr Blt:	2009
Depth/Size:		PID:	028-039-491
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:	4	Taxes:	\$1,908 (2013)
Flood Plain:	No	If New GST/HST Incl:	No
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:		Apprvl Reqd:	No
Fixt Removed:			
View:	N		

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Concrete, Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete, Mixed				
Rain Screen:	Partial	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	BAYWEST	Property Disclosure:	N - PROP.BEING SOLD BY CONDUCT OF SALE		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$212.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Snow removal

Legal: PL BCS3591 LT 32 LD 36 SEC 35 TWP 8 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: Elevator

Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 16'6						
Main F.	Kitchen	8'3 X 10'6						
Main F.	Master Bedroom	11'9 X 12'3						
Main F.	Den	9'3 X 9'8						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	689	Finished Levels:	1		1 ; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None		2
Finished Floor Area Down:	0				3
Finished Floor Area Bsmt:	0	Bsmt Height:			4
Total Finished Floor Area:	689	Restricted Age:			5
		# Pets / Cats; Dogs:			6
Unfinished Floor Area:	0	# or % Rentals:			7
Grand Total Floor Area:	689				8

Listing Broker(s): (1) Sutton Group-West Coast Rlty

Needs some TLC, some repair and some money (Quite a bit of TLC and not much money or repair) Top quality Marcon Construction. Granite countertops and covered deck. Only steps away from shops, restaurants and entertainment. Be in the center of it all. All measurements are from plans and not guaranteed accurate. Buyer to satisfy him/herself if deemed important.



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Langley, Willoughby Heights **MLS# F1409273** Residential Attached
28 6513 200TH ST, V2Y 2V7 **Active**



List Price:	\$299,900	Previous Price:	
		Original Price:	\$299,900
Subdiv/Complex: LOGANS CREEK			
Frontage:		Approx Yr Blt:	2000
Depth/Size:		PID:	024-925-306
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	14
Stories in Bldg:	2	Zoning:	CD-1
Flood Plain:	No	Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	1
View:	N	Taxes:	\$2,483 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	Yes
		Apprvl Req'd:	No

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)				
Mngmt Co:	Fraser Campbell	Property Disclosure:	N - SELLER HAS NEVER OCCUPIED PROPERTY		
Mngmt Ph:	604-585-3276	Bylaw Restrictions:	Pets Allowed w/Rest.		
		Maint Fee:	\$195.00		

Maint Charge Incl: Management

Legal: PL LMS4222 LT 28 LD 36 SEC 15 TWP 8 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Playground

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6" X 12'						
Main F.	Dining	11' X 10'						
Main F.	Kitchen	14' X 7'6"						
Above	Master Bedroom	14' X 12'9"						
Above	Bedroom	12'6" X 10'6"						
Above	Bedroom	11' X 10'3"						
Above	Laundry	7'6" X 6'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	568	Finished Levels:	2	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	782	Basement Area:	None	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,350	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,350			8	

Listing Broker(s): (1) RE/MAX Lifestyles Realty

Welcome to LOGAN CREEK, this is a 3 bedroom, 3 bath unit in quiet area of the complex. It offers a fenced backyard, single garage, very close to shopping, schools and transit. Please call for your personal tour.



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Langley, Langley City
7 20229 FRASER HY, V3A 4E7

MLS# F1409519

Residential Attached
Active



List Price:	\$169,000	Previous Price:	
		Original Price:	\$169,000
Subdiv/Complex: Langley Place			
Frontage:	0.00	Approx Yr Blt:	1981
Depth/Size:		PID:	000-665-339
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	33
Stories in Bldg:	4	Zoning:	C1
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	Y - SOLD AS IS WHERE IS	Full Baths:	1
Fixt Removed:	Y - SOLD AS IS WHERE IS	Half Baths:	1
View:	N	Taxes:	\$1,576 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	No

Style of Home:	3 Storey	Total Parking:		Covered Parking:	
Construction:	Concrete Block, Frame - Wood	Parking Access:	Rear, Side		
Foundation:	Concrete Slab	Parking Facilities:	Open, Visitor Parking, Carport; Single		
Exterior:	Wood, Brick, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 block	Dist to School/Bus:	2 blocks
Renovations:		Units in Development:	21	Total Units in Strata:	21
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Mngmt Co:	R E M I Real Estate Mang	Property Disclosure:	N - Court Order Sale		
Mngmt Ph:	604-530-9944	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed, Rentals Allowed w/Restrictions		
	Maint Fee: \$327.87				

Maint Charge Incl: Snow removal, Garbage Pickup, Management

Legal: ST.LT.7 D.L.309,GRP2, NW SP NW1879

Amenities: In Suite Laundry, Elevator

Features Incl: Vaulted Ceiling

Site Influences: Lane Access, Recreation Nearby, Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 17'						
Main F.	Kitchen	9'5 X 8'7						
Main F.	Eating Area	6'9 X 6'						
Above	Loft	14' X 10'10						
Below	Master Bedroom	14'10 X 10'						
Below	Bedroom	12'5 X 7'2						
Below	Laundry	10'7 X 3'5						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	550	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	220	Basement Area:	Fully Finished	2	4 Piece; Ensuite: N; Level: Below
Finished Floor Area Down:	550			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,320	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,320			8	

Listing Broker(s): (1) HomelifeBenchmark Walnut Grove

EXCELLENT revenue property or perfect for 1st time buyers! LOFTY CONDO 2 bdrms w/potential 3rd bdrm in loft space. Professionally managed complex where you can walk to all amenities including, Price-Smart Groceries, Starbucks, liquor store, dental/medical offices & assorted boutique shops. Bus access at your door. Great commuter access via Fraser Hwy. Pets allowed (size restriction) We would love to work with you!



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Langley, Willoughby Heights Residential Attached
71 20176 68TH AV, V2Y 2X7 **MLS# F1408338**
Active



List Price:	\$229,990	Previous Price:	\$239,900
		Original Price:	\$239,900

Subdiv/Complex: STEEPLE CHASE			
Frontage:	Approx Yr Blt:	PID:	025-556-151
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Age at List Date:	11
Exposure:		Bedrooms:	2
Stories in Bldg:	3	Bathrooms:	1
Flood Plain:	No	Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$2,261 (2013)
Fixt Removed:		If New GST/HST Incl:	
View:	N	Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport & Garage		
Exterior:	Mixed, Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	2 BLKS	Dist to School/Bus:	3 BLKS
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Fenced Yard, Patio(s)	Property Disclosure:	N - TENANT OCCUPIED		
Mngmt Co:	Baywest	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:		Maint Fee:	\$197.00		

Maint Charge Incl: Garbage Pickup, Management

Legal: PL BCS188 LT 23 DL 311 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: In Suite Laundry

Features Incl:

Site Influences: Central Location, Private Yard, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 9'						
Main F.	Dining	10'9 X 7'9						
Main F.	Living Room	11' X 10'9						
Above	Master Bedroom	14' X 8'11						
Above	Bedroom	11'9 X 11'7						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	446	Finished Levels:	3	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	490	Basement Area:	None	2	
Finished Floor Area Down:	26			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	962	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	962			8	

Listing Broker(s): (1) Royal LePage - Wolstencroft

FANTASTIC LOCATION CLOSE TO SHOPPING, RECREATION AND SCHOOLS. WALKING TRAILS TAKE YOU DIRECT TO COSTCO, WALMART, SAVE-ON FOODS. THIS 2 BEDROOM 2 STOREY TOWNHOME IS LOCATED IN STEEPLE CHASE HAS A FENCED BACK YARD, COVERED PARKING FOR 2 AND A GAS FIREPLACE. DON'T MISS OUT ON THIS AMAZING VALUE AT \$239,900.00 !!