



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2296963**  
Board: F  
Apartment/Condo

**220 5020 221A STREET**

Langley  
Murrayville  
V2Y 0V5

Residential Attached

**\$421,000** (LP)

(SP)



|  |                             |                                  |
|--|-----------------------------|----------------------------------|
| Sold Date:                                 | Frontage (feet):            | Original Price: <b>\$446,000</b> |
| Meas. Type:                                | Frontage (metres):          | Approx. Year Built: <b>2017</b>  |
| Depth / Size (ft.):                        | Bedrooms: <b>2</b>          | Age: <b>2</b>                    |
| Lot Area (sq.ft.): <b>0.00</b>             | Bathrooms: <b>2</b>         | Zoning: <b>CD</b>                |
| Flood Plain:                               | Full Baths: <b>2</b>        | Gross Taxes: <b>\$1,917.20</b>   |
| Council Apprv?:                            | Half Baths: <b>0</b>        | For Tax Year: <b>2017</b>        |
| Exposure:                                  | Maint. Fee: <b>\$249.67</b> | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?: <b>No</b>            |                             | P.I.D.: <b>029-991-153</b>       |
| Mgmt. Co's Name: <b>Metropolitan</b>       |                             | Tour:                            |
| Mgmt. Co's Phone: <b>778-574-1880</b>      |                             |                                  |
| View: <b>Yes: Landscaped courtyard</b>     |                             |                                  |
| Complex / Subdiv: <b>Murrayville House</b> |                             |                                  |
| Services Connected: <b>Electricity</b>     |                             |                                  |
| Sewer Type:                                |                             |                                  |

|                                       |                                     |                                       |                                    |
|---------------------------------------|-------------------------------------|---------------------------------------|------------------------------------|
| Style of Home: <b>1 Storey</b>        | Total Parking: <b>1</b>             | Covered Parking: <b>1</b>             | Parking Access: <b>Side</b>        |
| Construction: <b>Frame - Wood</b>     | Parking: <b>Garage; Underground</b> |                                       |                                    |
| Exterior: <b>Hardi Plank, Mixed</b>   |                                     |                                       | Locker: <b>Y</b>                   |
| Foundation: <b>Concrete Perimeter</b> | Reno. Year:                         | Dist. to Public Transit: <b>1 BLK</b> | Dist. to School Bus: <b>.77 KM</b> |
| Rain Screen: <b>Full</b>              | R.I. Plumbing:                      | Units in Development: <b>92</b>       | Total Units in Strata: <b>92</b>   |
| Renovations:                          |                                     | Title to Land: <b>Freehold Strata</b> |                                    |
| Water Supply: <b>City/Municipal</b>   | Metered Water:                      | Property Disc.: <b>Yes</b>            |                                    |
| Fireplace Fuel: <b>Electric</b>       | R.I. Fireplaces:                    | Fixtures Leased: <b>No</b>            |                                    |
| Fuel/Heating: <b>Electric</b>         | # of Fireplaces: <b>1</b>           | Fixtures Rmvd: <b>No</b>              |                                    |
| Outdoor Area: <b>Balcony(s)</b>       |                                     | Floor Finish: <b>Mixed</b>            |                                    |
| Type of Roof: <b>Asphalt</b>          |                                     |                                       |                                    |

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Snow removal**  
 Legal: **PL EPS3408 LT 28 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**  
 Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Security - Roughed In, Security**

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 12' x 11'4  |       |      | x          |       |      | x          |
| Main  | Dining Room    | 8' x 9'     |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 14'6 x 10'4 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 11' x 8'10  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 9' x 8'8    |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |

|  |   |                         |                       |      |       |             |            |                |
|--|---|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): <b>848</b>          | # of Rooms: <b>5</b>                            | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above): <b>0</b>           | Crawl/Bsmt. Height:                             |                         |                       | 1    | Main  | <b>3</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below): <b>0</b>           | Restricted Age:                                 |                         |                       | 2    | Main  | <b>4</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | # of Pets: <b>2</b>                             | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    |       |             |            | Pool:          |
| Finished Floor (Total): <b>848 sq. ft.</b> | # or % of Rentals Allowed:                      |                         |                       | 4    |       |             |            | Garage Sz:     |
|  | Bylaws: <b>No Restrictions, Rentals Allowed</b> |                         |                       | 5    |       |             |            | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 |   |                         |                       | 6    |       |             |            |                |
| Grand Total: <b>848 sq. ft.</b>            | Basement: <b>None</b>                           |                         |                       | 7    |       |             |            |                |
|  |   |                         |                       | 8    |       |             |            |                |

Listing Broker(s): **TRG Residential Downtown Rlty**

**Murrayville House is a boutique collection of 92 NEW move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Sales Centre Open Daily 12-5PM (except Fridays)**



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**Active**  
**R2360576**  
 Board: F  
 Apartment/Condo

**321 5020 221A STREET**

Langley  
 Murrayville  
 V0V 0V0

Residential Attached

**\$429,000** (LP)

(SP)



|  |                             |                                  |
|--|-----------------------------|----------------------------------|
| Sold Date:                                 | Frontage (feet):            | Original Price: <b>\$429,000</b> |
| Meas. Type:                                | Frontage (metres):          | Approx. Year Built: <b>2017</b>  |
| Depth / Size (ft.):                        | Bedrooms: <b>2</b>          | Age: <b>2</b>                    |
| Lot Area (sq.ft.): <b>0.00</b>             | Bathrooms: <b>2</b>         | Zoning: <b>CD</b>                |
| Flood Plain:                               | Full Baths: <b>2</b>        | Gross Taxes: <b>\$1,950.59</b>   |
| Council Apprv?:                            | Half Baths: <b>0</b>        | For Tax Year: <b>2017</b>        |
| Exposure:                                  | Maint. Fee: <b>\$249.67</b> | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?: <b>No</b>            |                             | P.I.D.: <b>029-991-404</b>       |
| Mgmt. Co's Name: <b>METROPOLITAN</b>       |                             | Tour:                            |
| Mgmt. Co's Phone: <b>778-574-1880</b>      |                             |                                  |
| View: :                                    |                             |                                  |
| Complex / Subdiv: <b>MURRAYVILLE HOUSE</b> |                             |                                  |
| Services Connected: <b>Electricity</b>     |                             |                                  |
| Sewer Type: <b>Community</b>               |                             |                                  |

|                                     |                                     |   |                                    |
|-------------------------------------|-------------------------------------|---|------------------------------------|
| Style of Home: <b>1 Storey</b>      | Total Parking: <b>2</b>             | Covered Parking: <b>2</b>               | Parking Access: <b>Side</b>        |
| Construction: <b>Frame - Wood</b>   | Parking: <b>Garage; Underground</b> |   |                                    |
| Exterior: <b>Hardi Plank, Mixed</b> |                                     |   | Locker: <b>Y</b>                   |
| Foundation: <b>Concrete Block</b>   | Reno. Year:                         | Dist. to Public Transit: <b>1 BLOCK</b> | Dist. to School Bus: <b>.77 KM</b> |
| Rain Screen: <b>Full</b>            | R.I. Plumbing:                      | Units in Development: <b>92</b>         | Total Units in Strata: <b>92</b>   |
| Renovations:                        | Metered Water:                      | Title to Land: <b>Freehold Strata</b>   |                                    |
| Water Supply: <b>City/Municipal</b> | R.I. Fireplaces:                    | Property Disc.: <b>Yes</b>              |                                    |
| Fireplace Fuel: <b>Electric</b>     | # of Fireplaces: <b>1</b>           | Fixtures Leased: <b>No</b>              |                                    |
| Fuel/Heating: <b>Electric</b>       |                                     | Fixtures Rmvd: <b>No</b>                |                                    |
| Outdoor Area: <b>Balcony(s)</b>     |                                     | Floor Finish: <b>Mixed</b>              |                                    |
| Type of Roof: <b>Asphalt</b>        |                                     |   |                                    |

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Other, Snow removal**  
 Legal: **STRATA LOT 53, PLAN EPS3408, SECTION 6, TOWNSHIP 11, 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: **Club House, Elevator, Garden, Guest Suite, Playground**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Microwave, Security - Roughed In, Security System, Smoke Alarm,**

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 12' x 14'   |       |      | x          |       |      | x          |
| Main  | Dining Room    | 8' x 6'5    |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 14'6 x 10'4 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 11' x 8'10  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 9' x 8'8    |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |

|  |   |                         |                       |      |       |             |            |                |
|--|---|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): <b>849</b>          | # of Rooms: <b>5</b>  | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above): <b>0</b>           | Crawl/Bsmt. Height:   |                         |                       | 1    | Main  | <b>3</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below): <b>0</b>           | Restricted Age:   |                         |                       | 2    | Main  | <b>4</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | # of Pets: <b>1</b>   | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    |       |             |            | Pool:          |
| Finished Floor (Total): <b>849 sq. ft.</b> | # or % of Rentals Allowed:                                    |                         |                       | 4    |       |             |            | Garage Sz:     |
|  | Bylaws: <b>No Restrictions, Pets Allowed, Rentals Allowed</b> |                         |                       | 5    |       |             |            | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 | Basement: <b>None</b>   |                         |                       | 6    |       |             |            |                |
| Grand Total: <b>849 sq. ft.</b>            |   |                         |                       | 7    |       |             |            |                |
|  |   |                         |                       | 8    |       |             |            |                |

Listing Broker(s): **TRG Residential Downtown Rlty**

**Murrayville House is a boutique collection of 92 move in ready 1, and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Floor Plan C1 - 2 Bedroom & 2 Bathroom. Sales Centre Open Daily 12-5pm (except Friday). Please call for more info.**



Presented by:  
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**Active**  
**R2360705**  
 Board: F  
 Apartment/Condo

**205 5020 221A STREET**

Langley  
 Murrayville  
 V0V 0V0

Residential Attached

**\$452,500** (LP)

(SP)



|  |                             |                                  |
|--|-----------------------------|----------------------------------|
| Sold Date:                                 | Frontage (feet):            | Original Price: <b>\$452,500</b> |
| Meas. Type:                                | Frontage (metres):          | Approx. Year Built: <b>2017</b>  |
| Depth / Size (ft.):                        | Bedrooms: <b>2</b>          | Age: <b>2</b>                    |
| Lot Area (sq.ft.): <b>0.00</b>             | Bathrooms: <b>2</b>         | Zoning: <b>CD</b>                |
| Flood Plain:                               | Full Baths: <b>2</b>        | Gross Taxes: <b>\$1,963.11</b>   |
| Council Apprv?:                            | Half Baths: <b>0</b>        | For Tax Year: <b>2017</b>        |
| Exposure:                                  | Maint. Fee: <b>\$255.99</b> | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?: <b>No</b>            |                             | P.I.D.: <b>029-991-242</b>       |
| Mgmt. Co's Name: <b>METROPOLITAN</b>       |                             | Tour:                            |
| Mgmt. Co's Phone: <b>778-574-1880</b>      |                             |                                  |
| View: :                                    |                             |                                  |
| Complex / Subdiv: <b>MURRAYVILLE HOUSE</b> |                             |                                  |
| Services Connected: <b>Electricity</b>     |                             |                                  |
| Sewer Type: <b>Community</b>               |                             |                                  |

|                                       |                                     |   |                                    |
|---------------------------------------|-------------------------------------|---|------------------------------------|
| Style of Home: <b>1 Storey</b>        | Total Parking: <b>2</b>             | Covered Parking: <b>2</b>               | Parking Access: <b>Side</b>        |
| Construction: <b>Frame - Wood</b>     | Parking: <b>Garage; Underground</b> |   |                                    |
| Exterior: <b>Hardi Plank, Mixed</b>   |                                     |   | Locker: <b>Y</b>                   |
| Foundation: <b>Concrete Perimeter</b> | Reno. Year:                         | Dist. to Public Transit: <b>1 BLOCK</b> | Dist. to School Bus: <b>.77 KM</b> |
| Rain Screen: <b>Full</b>              | R.I. Plumbing:                      | Units in Development: <b>92</b>         | Total Units in Strata: <b>92</b>   |
| Renovations:                          |                                     | Title to Land: <b>Freehold Strata</b>   |                                    |
| Water Supply: <b>City/Municipal</b>   | Metered Water:                      | Property Disc.: <b>Yes</b>              |                                    |
| Fireplace Fuel: <b>Electric</b>       | R.I. Fireplaces:                    | Fixtures Leased: <b>No</b>              |                                    |
| Fuel/Heating: <b>Electric</b>         | # of Fireplaces: <b>1</b>           | Fixtures Rmvd: <b>No</b>                |                                    |
| Outdoor Area: <b>Balcony(s)</b>       |                                     | Floor Finish: <b>Mixed</b>              |                                    |
| Type of Roof: <b>Asphalt</b>          |                                     |   |                                    |

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Other, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 37, PLAN EPS3408, SECTION 6, TOWNSHIP 11, 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: **Club House, Elevator, Garden, Guest Suite, Playground**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert, Microwave, Security - Roughed In, Security System, Smoke Alarm, Sprinkler**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 12' x 14'    |       |      | x          |       |      | x          |
| Main  | Dining Room    | 8' x 6'5     |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 10'4 x 11'10 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 9'5 x 11'2   |       |      | x          |       |      | x          |
| Main  | Kitchen        | 9' x 8'8     |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |

|  |   |                         |                       |      |       |             |            |                |
|--|---|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): <b>876</b>          | # of Rooms: <b>5</b>  | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above): <b>0</b>           | Crawl/Bsmt. Height:   |                         |                       | 1    | Main  | <b>3</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below): <b>0</b>           | Restricted Age:   |                         |                       | 2    | Main  | <b>3</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | # of Pets: <b>1</b>   | Cats:                   | Dogs:                 | 3    |       |             |            | Pool:          |
| Finished Floor (Total): <b>876 sq. ft.</b> | # or % of Rentals Allowed:                                    |                         |                       | 4    |       |             |            | Garage Sz:     |
|  | Bylaws: <b>No Restrictions, Pets Allowed, Rentals Allowed</b> |                         |                       | 5    |       |             |            | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 | Basement: <b>None</b>   |                         |                       | 6    |       |             |            |                |
| Grand Total: <b>876 sq. ft.</b>            |   |                         |                       | 7    |       |             |            |                |
|  |   |                         |                       | 8    |       |             |            |                |

Listing Broker(s): **TRG Residential Downtown Rlty**

**Murrayville House is a boutique collection of 92 move in ready 1, and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Floor Plan C3 - 2 Bedroom/2 Bathroom. Sales Centre Open Daily 12-5pm (except Friday). Please call for more info.**



Presented by:  
**Nicky Tu PREC\***

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**Active**  
**R2296953**  
Board: F  
Apartment/Condo

**210 5020 221A STREET**

Langley  
Murrayville  
V2Y 0V5

Residential Attached

**\$476,500** (LP)

(SP)



|  |                             |                                  |
|--|-----------------------------|----------------------------------|
| Sold Date:                                 | Frontage (feet):            | Original Price: <b>\$499,000</b> |
| Meas. Type:                                | Frontage (metres):          | Approx. Year Built: <b>2017</b>  |
| Depth / Size (ft.):                        | Bedrooms: <b>2</b>          | Age: <b>2</b>                    |
| Lot Area (sq.ft.): <b>0.00</b>             | Bathrooms: <b>2</b>         | Zoning: <b>CD</b>                |
| Flood Plain:                               | Full Baths: <b>2</b>        | Gross Taxes: <b>\$2,079.96</b>   |
| Council Apprv?:                            | Half Baths: <b>0</b>        | For Tax Year: <b>2017</b>        |
| Exposure:                                  | Maint. Fee: <b>\$278.11</b> | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?: <b>No</b>            |                             | P.I.D.: <b>029-991-293</b>       |
| Mgmt. Co's Name: <b>Metropolitan</b>       |                             | Tour:                            |
| Mgmt. Co's Phone: <b>778-574-1880</b>      |                             |                                  |
| View: <b>Yes: Landscaped courtyard</b>     |                             |                                  |
| Complex / Subdiv: <b>Murrayville House</b> |                             |                                  |
| Services Connected: <b>Electricity</b>     |                             |                                  |
| Sewer Type:                                |                             |                                  |

|                                       |                                     |                                       |                                    |
|---------------------------------------|-------------------------------------|---------------------------------------|------------------------------------|
| Style of Home: <b>1 Storey</b>        | Total Parking: <b>2</b>             | Covered Parking: <b>2</b>             | Parking Access: <b>Side</b>        |
| Construction: <b>Frame - Wood</b>     | Parking: <b>Garage; Underground</b> |                                       |                                    |
| Exterior: <b>Hardi Plank, Mixed</b>   |                                     |                                       | Locker: <b>Y</b>                   |
| Foundation: <b>Concrete Perimeter</b> | Reno. Year:                         | Dist. to Public Transit: <b>1 BLK</b> | Dist. to School Bus: <b>.77 KM</b> |
| Rain Screen: <b>Full</b>              | R.I. Plumbing:                      | Units in Development: <b>92</b>       | Total Units in Strata: <b>92</b>   |
| Renovations:                          |                                     | Title to Land: <b>Freehold Strata</b> |                                    |
| Water Supply: <b>City/Municipal</b>   | Metered Water:                      | Property Disc.: <b>Yes</b>            |                                    |
| Fireplace Fuel: <b>Electric</b>       | R.I. Fireplaces:                    | Fixtures Leased: <b>No</b>            |                                    |
| Fuel/Heating: <b>Electric</b>         | # of Fireplaces: <b>1</b>           | Fixtures Rmvd: <b>No</b>              |                                    |
| Outdoor Area: <b>Balcony(s)</b>       |                                     | Floor Finish: <b>Mixed</b>            |                                    |
| Type of Roof: <b>Asphalt</b>          |                                     |                                       |                                    |

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Snow removal**  
 Legal: **PL EPS3408 LT 42 LD 36 SEC 6 TWP 11. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Security - Roughed In, Security**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 11'10 x 11'6 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 9'2 x 9'     |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 11'3 x 10'6  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 9'6 x 9'     |       |      | x          |       |      | x          |
| Main  | Kitchen        | 9'2 x 8'8    |       |      | x          |       |      | x          |
| Main  | Den            | 9'2 x 6'10   |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |

|  |   |                         |                       |      |       |             |            |                |
|--|---|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): <b>944</b>          | # of Rooms: <b>6</b>                            | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above): <b>0</b>           | Crawl/Bsmt. Height:                             |                         |                       | 1    | Main  | <b>5</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below): <b>0</b>           | Restricted Age:                                 |                         |                       | 2    | Main  | <b>4</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | # of Pets: <b>2</b>                             | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    |       |             |            | Pool:          |
| Finished Floor (Total): <b>944 sq. ft.</b> | # or % of Rentals Allowed:                      |                         |                       | 4    |       |             |            | Garage Sz:     |
|  | Bylaws: <b>No Restrictions, Rentals Allowed</b> |                         |                       | 5    |       |             |            | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 |   |                         |                       | 6    |       |             |            |                |
| Grand Total: <b>944 sq. ft.</b>            | Basement: <b>None</b>                           |                         |                       | 7    |       |             |            |                |
|  |   |                         |                       | 8    |       |             |            |                |

Listing Broker(s): **TRG Residential Downtown Rlty**

**Murrayville House is a boutique collection of 92 move in ready 1 and 2 bedroom homes, many with dens. Superior level of finishing's includes sleek stainless steel appliances, solid quartz counter tops shaker style cabinetry and wood floors. Crown mouldings and extensive wood trim. Large balconies or patios extends living and entertaining space into the outdoors. Central courtyard with lavish water feature, tranquil seating areas and private walkways. Sales Centre Open Daily 12-5PM (except Fridays)**





Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
 Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2360647**  
 Board: F  
 Apartment/Condo

**214 5020 221A STREET**

Langley  
 Murrayville  
 V0V 0V0

Residential Attached

**\$511,500** (LP)

(SP)



|  |                             |                                  |
|--|-----------------------------|----------------------------------|
| Sold Date:                                 | Frontage (feet):            | Original Price: <b>\$511,500</b> |
| Meas. Type:                                | Frontage (metres):          | Approx. Year Built: <b>2017</b>  |
| Depth / Size (ft.):                        | Bedrooms: <b>2</b>          | Age: <b>2</b>                    |
| Lot Area (sq.ft.): <b>0.00</b>             | Bathrooms: <b>2</b>         | Zoning: <b>CD</b>                |
| Flood Plain:                               | Full Baths: <b>2</b>        | Gross Taxes: <b>\$2,100.81</b>   |
| Council Apprv?:                            | Half Baths: <b>0</b>        | For Tax Year: <b>2017</b>        |
| Exposure:                                  | Maint. Fee: <b>\$293.92</b> | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?: <b>No</b>            |                             | P.I.D.: <b>029-991-331</b>       |
| Mgmt. Co's Name: <b>METROPOLITAN</b>       |                             | Tour:                            |
| Mgmt. Co's Phone: <b>778-574-1880</b>      |                             |                                  |
| View: <b>Yes: COURTYARD LANDSCAPE</b>      |                             |                                  |
| Complex / Subdiv: <b>MURRAYVILLE HOUSE</b> |                             |                                  |
| Services Connected: <b>Electricity</b>     |                             |                                  |
| Sewer Type: <b>Community</b>               |                             |                                  |

|                                       |                                     |   |                                    |
|---------------------------------------|-------------------------------------|---|------------------------------------|
| Style of Home: <b>1 Storey</b>        | Total Parking: <b>2</b>             | Covered Parking: <b>2</b>               | Parking Access: <b>Side</b>        |
| Construction: <b>Frame - Wood</b>     | Parking: <b>Garage; Underground</b> |   |                                    |
| Exterior: <b>Hardi Plank, Mixed</b>   |                                     |   | Locker: <b>Y</b>                   |
| Foundation: <b>Concrete Perimeter</b> | Reno. Year:                         | Dist. to Public Transit: <b>1 BLOCK</b> | Dist. to School Bus: <b>.77 KM</b> |
| Rain Screen: <b>Full</b>              | R.I. Plumbing:                      | Units in Development: <b>92</b>         | Total Units in Strata: <b>92</b>   |
| Renovations:                          |                                     | Title to Land: <b>Freehold Strata</b>   |                                    |
| Water Supply: <b>City/Municipal</b>   | Metered Water:                      | Property Disc.: <b>Yes</b>              |                                    |
| Fireplace Fuel: <b>Electric</b>       | R.I. Fireplaces:                    | Fixtures Leased: <b>No</b>              |                                    |
| Fuel/Heating: <b>Electric</b>         | # of Fireplaces: <b>1</b>           | Fixtures Rmvd: <b>No</b>                |                                    |
| Outdoor Area: <b>Balcony(s)</b>       |                                     | Floor Finish: <b>Mixed</b>              |                                    |
| Type of Roof: <b>Asphalt</b>          |                                     |   |                                    |

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 46, PLAN EPS3408, SECTION 6, TOWNSHIP 11, 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: **Club House, Elevator, Garden, Guest Suite, Playground**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert, Microwave, Security - Roughed In, Security System, Smoke Alarm, Sprinkler**

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 12' x 14'   |       |      | x          |       |      | x          |
| Main  | Dining Room    | 8' x 6'5    |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 11'3 x 11'5 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 9'6 x 10'8  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 9' x 8'8    |       |      | x          |       |      | x          |
| Main  | Den            | 7'4 x 8'6   |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      | x          |

|  |   |                         |                       |      |             |             |            |                |
|--|---|-------------------------|-----------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main): <b>996</b>          | # of Rooms: <b>6</b>  | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor       | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above): <b>0</b>           | Crawl/Bsmt. Height:   |                         |                       | 1    | <b>Main</b> | <b>3</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below): <b>0</b>           | Restricted Age:   |                         |                       | 2    | <b>Main</b> | <b>3</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | # of Pets: <b>1</b>   | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    |             |             |            | Pool:          |
| Finished Floor (Total): <b>996 sq. ft.</b> | # or % of Rentals Allowed:                                    |                         |                       | 4    |             |             |            | Garage Sz:     |
|  | Bylaws: <b>No Restrictions, Pets Allowed, Rentals Allowed</b> |                         |                       | 5    |             |             |            | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                 | Basement: <b>None</b>   |                         |                       | 6    |             |             |            |                |
| Grand Total: <b>996 sq. ft.</b>            |   |                         |                       | 7    |             |             |            |                |
|  |   |                         |                       | 8    |             |             |            |                |

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