



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Langley, Aldergrove Langley **MLS# F1428300** Residential Attached
203 3043 270TH ST, V4W 3M2 **Active**



List Price:	\$104,900	Previous Price:	\$109,900
		Original Price:	\$125,000
Subdiv/Complex: ALDERVIEW MANOR			
Frontage:		Approx Yr Blt:	1981
Depth/Size:		PID:	001-940-279
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	33
Stories in Bldg:	3	Zoning:	RM3
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Taxes:	\$1,636 (2014)
Fixt Removed:	N - AS IS WHERE IS	If New GST/HST Incl:	
View:		Full Baths:	1
		Half Baths:	1
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	Inside Unit	Total Parking:	2	Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Grge/Double Tandem		
Exterior:	Mixed, Stucco, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s) & Deck(s)				
Mngmt Co:	SELF MANAGED	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed		
		Maint Fee:	\$170.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL NWS1761 LT 14 LD 36 SEC 19 TWP 13 TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY I

Amenities: Playground

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'6						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	9' X 8'						
Main F.	Master Bedroom	15' X 10'						
Main F.	Bedroom	15' X 9'6						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	910	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	910	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	910			8	

Listing Broker(s): (1) Amex - Fraseridge Realty

Two bedroom condo in an excellent location. Walk to Banks, Medical/Dental, Library, Gym, Recreation centers and shopping. Ideal for first time buyers. All sizes and ages are approx only. The buyer should not rely upon listing information without Buyer independently verifying the information.



Presented by:
Mylyne Santos-Precioso
 Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Langley, Langley City Residential Attached
214 5700 200TH ST, V3A 7S6 **Active**
MLS# F1430244



List Price:	\$129,900	Previous Price:	\$137,900
		Original Price:	\$149,900
Subdiv/Complex: LANGLEY VILLAGE			
Frontage:		Approx Yr Blt:	1984
Depth/Size:		PID:	000-551-929
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:		Taxes:	\$1,102 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	1 Storey, Inside Unit	Total Parking:	1	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:		Reno Year:		Dist to School/Bus:	
Flooring:				Total Units in Strata:	76
Water Supply:	City/Municipal	Units in Development:	76		
Heat/Fuel:	Baseboard	Locker:	Yes		
No. of Fireplaces:	0	Possession:			
Fireplace Fuel:	None	Title to Land:	Freehold Strata		
Outdoor Area:	Patio(s)	R/I Fireplaces:		Seller's Interest:	Court Ordered Sale
				Mortgage Info:	\$0
Mngmt Co:	NAI	Property Disclosure:	N - AS IS WHERE IS		
Mngmt Ph:	604-534-7974	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$293.05				

Maint Charge Incl: Garbage Pickup, Hot Water, Management

Legal: PL NWS2150 LT 53 DL 310 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T

Amenities: Elevator, Exercise Centre, Shared Laundry

Features Incl:

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'						
Main F.	Kitchen	8' X 7'5						
Main F.	Dining	13'5 X 13'						
Main F.	Master Bedroom	16' X 11'5						
Main F.	Bedroom	16' X 9'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	931	Finished Levels:	1	1	4 Piece; Ensuite: N; 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:	931	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	931			8	

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

Fantastic 2 bedroom condo in Langley Village. 931 sqft of spacious living on the quiet side of the complex. Great downtown location close to shopping, transit and restaurants. Large bedrooms, ensuite storage plus storage locker. The building has an amenities room with fitness equipment, pool table and television. A great opportunity to own or invest. To arrange your private viewing! Call Now!



Presented by:
Mylyne Santos-Precioso
 Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Langley, Langley City Residential Attached
113 5759 GLOVER RD, V3A 8M8 MLS# F1430158 Active



List Price:	\$156,900	Previous Price:	\$169,900
		Original Price:	\$189,900
Subdiv/Complex: COLLEGE COURT			
Frontage:		Approx Yr Blt:	1997
Depth/Size:		PID:	023-360-933
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	18
Stories in Bldg:		Zoning:	C1
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$1,790 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	No

Style of Home:	Ground Level Unit	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	146	Total Units in Strata:	146
Flooring:	Laminate, Mixed	Locker:			
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:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:		Property Disclosure:	N - COURT ORDRED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$265.00		

Maint Charge Incl: Snow removal, Gardening, Management

Legal: PL LMS1970 LT 80 DL 308 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T

Amenities: Elevator, In Suite Laundry

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 13'						
Main F.	Dining	10' X 10'						
Main F.	Kitchen	11'6" X 10'						
Main F.	Master Bedroom	16' X 14'						
Main F.	Bedroom	12'6" X 9'						
Main F.	Laundry	6' X 6'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,097	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,097	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,097			8	

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

Open floor plan for this large 2 bedroom, 2 bathroom, 2 parking spot ground level unit facing onto the back quiet side of the building. Very large Master bedroom with huge walk-in closet. The corner patio is over 200 sq. ft. in size which is ideal for summer or winter b-b-q as it's partially covered. Close to all amenities such as shopping, rink, clinics, college and other amenities. Pets and rentals allowed with restrictions.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Langley, Langley City Residential Attached
302 20239 MICHAUD DR, V3A 8L1 **Active**
MLS# F1435343



List Price:	\$157,900	Previous Price:	
		Original Price:	\$157,900
Subdiv/Complex: City Grande			
Frontage:		Approx Yr Blt:	1996
Depth/Size:		PID:	023-714-794
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	S	Zoning:	RM
Stories in Bldg:		Taxes:	\$1,471 (2014)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:	N	Apprvl Req'd:	
Fixt Removed:	N		
View:			

Style of Home:	Inside Unit	Total Parking:	Covered Parking:
Construction:	Brick, Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Brick, Stucco		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Torch-On	Dist to Public Trans:	1
Renovations:		Units in Development:	
Flooring:	Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Electric, 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:	Balcony(s); Patio(s) or Deck(s)		
		Property Disclosure:	N - foreclosure
Mngmt Co:	strataco	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed
Mngmt Ph:	604-294-4141	Maint Fee:	\$292.61

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

Legal: PL LMS2725 LT 21 DL 305 LD 36
 Amenities: Elevator
 Features Incl:

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6" X 16'						
Main F.	Kitchen	10' X 9'						
Main F.	Dining	11' X 10'						
Main F.	Laundry	4' X 6'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	10' X 11'						
Main F.	Foyer	3' X 4'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	970	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	970	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	970			8	

Listing Broker(s): (1) RE/MAX Little Oak Realty

City Grande! Park the car and walk to all amenities, 2 Bed, 2 Bath unit with separate dining room! Southern exposure. Great kitchen layout with loads of counter & cupboard space. Well ran strata corp. Ample guest parking and quiet location in downtown Langley.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Langley, Aldergrove Langley **MLS# F1437266** Residential Attached
52 26970 32ND AV, V4W 3T4 **Active**

No Photo Available

List Price:	\$189,900	Previous Price:	
		Original Price:	\$189,900
Subdiv/Complex:		Approx Yr Blt:	1981
Frontage:		PID:	002-161-290
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Age at List Date:	34
Exposure:		Bedrooms:	3
Stories in Bldg:	2	Bathrooms:	2
Flood Plain:		Full Baths:	1
Meas. Type:		Half Baths:	1
Fixtures Lsd:		Taxes:	\$2,243 (2014)
Fixt Removed:		If New GST/HST Incl:	
View:		Tax Incl Utils:	No
		Apprvl Req'd:	No

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	1 BLK
Renovations:		Units in Development:		Total Units in Strata:	74
Flooring:	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:	Fenced Yard, Patio(s), Sundeck(s)				
Mngmt Co:	C21 ACE	Property Disclosure:	N - SEE SCHED A		
Mngmt Ph:	604-853-3374	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$261.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL NWS1962 LT 52 LD 36 SEC 19 TWP 13 PART NE 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I

Amenities: Club House, In Suite Laundry

Features Incl: Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Refrigerator, Smoke Alarm, Storage Shed, Stove

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 10'						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	9' X 8'						
Main F.	Eating Area	8'6 X 6'						
Main F.	Master Bedroom	16' X 11'						
Main F.	Bedroom	10' X 11'						
Main F.	Bedroom	10' X 9'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	680	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	680	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,360	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,360			8	

Listing Broker(s): (1) RE/MAX Little Oak Realty, (2) RE/MAX Little Oak Realty (Sur)

Located in very desirable family oriented complex of Parkside Village, this updated 3 bedroom, 1.5 bathroom townhome is situated at a quiet end of the complex. Move in condition, almost new bathrooms and new flooring. SGDs to private fenced backyard with deck and bonus front deck so you can enjoy both morning and evening sun. Close to Parkside Elementary school, Aldergrove outdoor pool and walking distance to shops. Hurry! Won't last! 1 dog or cat allowed, max height 16" at shoulder. Rentals at current max of 5 units in complex.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
Phone: (604) 723-2000
Email: info@mylyne.com
Website: www.mylyne.com

Langley, Langley City **MLS# F1434646** Residential Attached
406 20237 54TH AV, V3A 3W2 **Active**



List Price:	\$194,900	Previous Price:	
		Original Price:	\$194,900
Subdiv/Complex: THE AVANTE			
Frontage:		Approx Yr Blt:	1998
Depth/Size:		PID:	024-163-881
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	17
Stories in Bldg:		Zoning:	MF
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	Y - MOUNTAIN	Taxes:	\$1,813 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	Corner Unit, Penthouse	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
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)				
Mngmt Co:	NAI GODDARD & SMITH	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-534-7974	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$304.27				

Maint Charge Incl:	Gardening, Hot Water, Management				
Legal:	PL LMS3260 LT 28 DL 305 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T				
Amenities:	Elevator, In Suite Laundry, Storage, Wheelchair Access				
Features Incl:	Vaulted Ceiling				
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby				

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 18'						
Main F.	Kitchen	8' X 13'3						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	10' X 12'						
Main F.	Foyer	4'6 X 9'6						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	987	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:	987	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	10%	7	
Grand Total Floor Area:	987			8	

Listing Broker(s): (1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft

Bright and Spacious Penthouse with Gorgeous Mountain View. This modern open floor plan features a chef style kitchen with huge island, granite countertops and plenty of cupboard space. The living room contains beautiful floor to ceiling windows, high vaulted ceilings and gas fireplace. 2 bedrooms on opposite sides of the condo and 2 full baths. All this located in the top back corner of the building so away from street noise. Building is well designed and has metal roof. All this in a central location within easy walking distance to shopping and amenities. This is a unique, hard to find property so don't miss out.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Langley, Langley City Residential Attached
20 20761 DUNCAN WY, V3A 9L4 **Active**
MLS# F1434026



List Price:	\$275,000	Previous Price:	\$289,000
		Original Price:	\$289,000
Subdiv/Complex: WYNDHAM LANE			
Frontage:		Approx Yr Bld:	2005
Depth/Size:		PID:	026-096-170
Lot SqFt:	0	Type:	Townhouse
Exposure:	S	Age at List Date:	10
Stories in Bldg:		Zoning:	RH
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	1
View:		Taxes:	\$1,954 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	2	Dist to School/Bus:	2
Renovations:		Units in Development:	70	Total Units in Strata:	70
Flooring:	Laminate, Wall/Wall/Mixed	Locker:			
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:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Mngmt Co:	BAYWEST	Property Disclosure:	N - CONDUCT OF SALE		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$232.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS1041 LT 20 DL 37 LD 36 GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT

Amenities: Club House

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 11'						
Main F.	Kitchen	14' X 7'6						
Main F.	Dining	11' X 10'3						
Main F.	Family Room	12' X 7'6						
Above	Master Bedroom	12'3 X 11'6						
Above	Bedroom	10'1 X 8'5						
Above	Bedroom	13'9 X 8'5						
Bsmt	Recreation Room	15'2 X 12'3						
Bsmt	Foyer	7'1 X 4'3						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	640	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	660	Basement Area:	Partly Finished	2	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	220	Bsmt Height:		4	
Total Finished Floor Area:	1,520	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	10	7	
Grand Total Floor Area:	1,520			8	

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

Opportunity knocks for great value in a great complex. This open concept large 1500 sqft, 3 bed, 3 bath townhome is situated in a quiet family friendly complex. Great location with private fenced yard. Large finished rec room in basement is an added bonus for the teenager or workout space. Large balcony off the kitchen allows you to watch the kids at play. Call today for a private showing.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
Phone: (604) 723-2000
Email: info@mylyne.com
Website: www.mylyne.com

Langley, Willoughby Heights

MLS# F1433455

Residential Attached

391 8288 207A ST, V2Y 0L2

Active



List Price: \$289,900 Previous Price: \$299,900
Original Price: \$299,900

Subdiv/Complex: YORKSON CREEK

Frontage:	Approx Yr Bld:	2013	PID:	029-008-930
Depth/Size:	Type:		Apartment/Condo	
Lot SqFt: 0	Age at List Date:	2	Zoning:	CD-75
Exposure:	Bedrooms:	2	Taxes:	\$2,752 (2014)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utils:	No
Meas. Type:	Half Baths:	0	Apprvl Req:	
Fixtures Lsd: N				
Fixt Removed: N				
View:				

Style of Home:	Inside Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Stone				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	CLOSE BY	Dist to School/Bus:	CLOSE BY
Renovations:		Units in Development:	166	Total Units in Strata:	166
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	STRATA CHOICE	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-864-6400	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$175.54				

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

Legal: PL EPS1269 LT 24 LD 36 SEC 26 TWP 8 SHOWN ON FORM V.
Amenities: Elevator, Exercise Centre, Garden, Playground, Storage
Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 10'8						
Main F.	Dining	10' X 9'						
Main F.	Flex Room	8'9 X 7'9						
Main F.	Kitchen	9' X 8'						
Main F.	Bedroom	13' X 8'9						
Main F.	Master Bedroom	13'11 X 10'5						
Main F.	Storage	5' X 5'						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	1,110	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	1,110	Restricted Age:	5
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	1,110		8

Listing Broker(s): (1) Royal LePage - Wolstencroft, (2) Royal LePage - Wolstencroft

Popular Yorkson Creek, sought after 'G' Plan with 2 master bedrooms and a flex room PLUS storage room in suite. Better than new with NO GST! Very functional layout, great for entertaining! High end finishing and a chef's dream kitchen. Wood-grained plank laminate flooring. Glassed in Solarium style balcony, Suite comes with 2 parking stalls. A very popular complex in a great location in Willoughby, close to lots of shopping and new schools.



Presented by:
Mylyne Santos-Precioso

Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

Langley, Willoughby Heights

MLS# F1437681

Residential Attached

12 20449 66TH AV, V2Y 3C1

Active



List Price:	\$367,900	Previous Price:	
		Original Price:	\$367,900
Subdiv/Complex: NATURE'S LANDING			
Frontage:		Approx Yr Bld:	2004
Depth/Size:		PID:	026-098-385
Lot SqFt:	0	Type:	Townhouse
Exposure:	S	Age at List Date:	11
Stories in Bldg:	3	Zoning:	CD-42
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:	N	Taxes:	\$2,955 (2014)
Fixt Removed:	N	If New GST/HST Incl:	
View:	Y - MOUNTAINS	Full Baths:	2
		Half Baths:	1
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	2 Storey w/Bsmt., 3 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Double, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Dist to Public Trans:	CLOSE BY	Dist to School/Bus:	CLOSE BY
Flooring:	Laminate, Wall/Wall/Mixed	Units in Development:	152	Total Units in Strata:	152
Water Supply:	City/Municipal	Locker:			
Heat/Fuel:	Forced Air, Natural Gas	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Balcony(s), Fenced Yard	Mortgage Info:	\$0		
		Property Disclosure:	N - CONDUCT OF SALE		
Mngmt Co:	Premier Strata Services	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-576-7725	Maint Fee:	\$217.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS1044 LT 12 DL 311 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T
 Amenities: Garden, Playground
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'3 X 12'7						
Main F.	Dining	12' X 9'8						
Main F.	Kitchen	12'3 X 10'5						
Main F.	Eating Area	7'9 X 9'						
Main F.	Family Room	14' X 9'						
Above	Master Bedroom	13'5 X 11'4						
Above	Bedroom	13'8 X 9'8						
Above	Bedroom	13'7 X 9'4						
Above	Walk-In Closet	7'10 X 7'4						
Below	Recreation Room	19' X 11'5						

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Finished Floor Area Main:	778	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	775	Basement Area:	Fully Finished	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	329			3	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,882	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,882			8	

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

Prestigious Nature's Landing. Large 3 bedroom/3 bath End unit. Features include gas fireplace, granite countertops, custom maple cabinets and breakfast bar. Fully fenced yard surrounded by mature cedar hedging, dbl side by side garage. Close to schools, transit & shopping. Very well run complex, good place to call home.