



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

Langley, Willoughby Heights
8382 211B ST, V2Y 0C4

MLS# F1431274

Residential Detached
Active



List Price: \$650,000 Previous Price: \$680,000
 Original Price: \$699,900

Complex/Subdiv: YORKSON

Frontage: 113.13 ft Bedrooms: 6 PID: 026-680-246
 Depth/Size: 31.06 Bathrooms: 6 Type: House/Single Family
 Lot Area SqFt: 6,421 Full Baths: 4 Approx Yr Blt: 2008
 Rear Yard Exp: NE Half Baths: 2 Age at List Date: 7
 Meas Type: Feet If New GST/HST Incl: Taxes: \$5,157 (2014)
 Flood Plain: Zoning: R-CL

View: Y - MOUNTAIN TO NORTH
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed, Stucco, Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: NEAR Dist to School Bus: NEAR
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Mixed		Seller's Interest: Court Ordered Sale
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Baseboard, Hot Water, Natural Gas		
No. of Fireplaces: 2 R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE	
Fireplace Fuel: Gas - Natural	Out Buildings:	
Outdoor Area: Balcony(s), Fenced Yard, Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL BCP23915 LT 35 LD 36 SEC 25 TWP 8
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'10	Bsmt	Recreation Room	14'6 X 19'4			X
Main F.	Kitchen	13' X 10'10	Bsmt	Family Room	10'8 X 13'			X
Main F.	Family Room	16'6 X 13'	Bsmt	Kitchen	10' X 13'			X
Main F.	Dining	13'6 X 10'	Bsmt	Bedroom	10'10 X 12'			X
Main F.	Den	11'6 X 10'	Bsmt	Bedroom	10'8 X 10'			X
Main F.	Nook	8' X 13'	Bsmt	Laundry	3' X 3'			X
Above	Master Bedroom	18'10 X 13'	Main F.	Laundry	6' X 6'			X
Above	Bedroom	11'6 X 11'						X
Above	Bedroom	11' X 10'4						
Above	Bedroom	14'2 X 11'						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,235	Total # Rooms: 17	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,170	# Kitchens: 2	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,235	Crawl/Bsmt Height:	4 3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 3,640	Basement Area: Fully Finished	5 2 Piece; Ensuite: N; Level: Bsmt
		6 3 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0	Suite: Legal Suite	7
Grand Total Floor Area: 3,640		8

Listing Broker(s): Royal LePage West R.E.S.

Welcome to a great family neighborhood that is growing to accommodate families that are growing as well. Home has a 2 bedroom legal suite with separate laundry & entrance, great mortgage helper. Main floor offers workable kitchen with granite countertops, lots of windows for natural light, slider that leads to large back yard for entertaining and kids play. Family room off kitchen has custom stone fireplace with build-ins on each side, high ceiling & lots of windows. Living room also has stoned fireplace with 12" ceiling & beautifully finished. Extra benefits includes hardwood floors, formal dining room, master with vaulted ceiling, walk in closet & a spa like ensuite & more....located on 6420 SF lot & 3640 SF living space.