



Presented by:

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**Active**  
**R2660194**  
Board: F  
Apartment/Condo

**306 6440 197 STREET**

Langley  
Willoughby Heights  
V2Y 1H9

Residential Attached

**\$529,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$569,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1992**  
Frontage(feet): **0.00** Bathrooms: **2** Age: **30**  
Frontage(metres): Full Baths: **2** Zoning: **RM-3**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,475.56**  
Sq. Footage: **0.00** For Tax Year: **2021**  
Flood Plain: **No** P.I.D.: **017-692-598** Tax Inc. Utilities?: **No**  
View: **No** Tour:  
Complex / Subdiv:  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Penthouse, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear, Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 23, PLAN LMS273, SECTION 15, TOWNSHIP 8, 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 1 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): <b>1,120</b>			Units in Development: <b>26</b>			Tot Units in Strata: <b>26</b>			Locker: <b>Yes</b>		
Finished Floor (Above): <b>0</b>			Exposure:			Storeys in Building: <b>3</b>					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$450.00</b>			Council/Park Apprv?: <b>No</b>					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility</b>								
Finished Floor (Total): <b>1,120 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>1,120 sq. ft.</b>			Bylaws Restrictions: <b>Pets Not Allowed, Rentals Not Allowed</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets:			Cats: <b>No</b> Dogs: <b>No</b>		
Basement: <b>None</b>			# or % of Rentals Allowed: <b>0#</b>								
Crawl/Bsmt. Ht:			Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>6</b>											

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'3 x 21'11			x	1	Main	4	Yes
Main	Kitchen	10'6 x 10'0			x	2	Main	3	No
Main	Eating Area	10'2 x 12'3			x	3			No
Main	Master Bedroom	11'3 x 14'9			x	4			No
Main	Bedroom	9'11 x 11'9			x	5			No
Main	Foyer	8'2 x 3'10			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

**A RENOVATOR'S SPECIAL! Spacious, top floor corner unit ready for your ideas! Situated at the quiet side of the building and away from the street. Bring your tools and ideas, because this one's ready for an overhaul and a creative touch! Huge living area, large bedrooms, open layout and great bones. Secure building, centrally-located and just steps from the amenities of Willowbrook, restaurants and shops. Secure underground parking. No age restriction (PETS AND RENTALS NOT ALLOWED).**