



Presented by:
Luis E Ayala PREC*
 Sutton Grp West Coast (VanCam)
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Active
R2006731

Board: F
 Townhouse

53 6450 199 STREET

Langley
 Willoughby Heights
 V2Y 2X1

Residential Attached

\$255,000 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **2002**
 Meas. Type: **Feet** Frontage (metres): Age: **13**
 Depth / Size (ft.): Bedrooms: **3** Zoning: **TWNHM**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Gross Taxes: **\$2,730.30**
 Flood Plain: **No** Full Baths: **2** For Tax Year: **2015**
 Approval Req?: Half Baths: **1** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$192.06** P.I.D.: **025-456-199**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **AWM Alliance**
 Mgmt. Co's Phone: **604-685-3227**
 View: **No :**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey, Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Locker:
 Dist. to Public Transit: **1 block**
 Units in Development: **82**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **Yes: as is where is condition**
 Floor Finish: **Mixed**

Maint Fee Inc: **Gardening, Management**
 Legal: **SL 53 SEC 15 TOWNSHIP 8 NWD SP LMS 4671**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 12'2			x			x
Main	Dining Room	8' x 10'6			x			x
Main	Kitchen	8'7 x 11'6			x			x
Main	Eating Area	7' x 11'3			x			x
Above	Master Bedroom	11' x 11'7			x			x
Above	Bedroom	8' x 9'			x			x
Above	Bedroom	8'2 x 10'8			x			x
	Foyer	4' x 8'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	578	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	612	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	88	# of Pets:	Cats: Y	Dogs: Y	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,278 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,278 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Johnston Meier Ins & Realty**

Well priced 3 bedroom townhome in Logan's Landing. Large kitchen eating area combo with a separate living room and dining room, 2 full and one half bath. Great location only steps from Willowbrook Mall, transit and restaurants. The complex has a community building with exercise center. There is even a private pathway leading to Langley Meadows Elementary School. Call now to view!



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Active
R2010043

Board: F
 Townhouse

73 8930 WALNUT GROVE DRIVE

Langley
 Walnut Grove
 V1M 3K2

Residential Attached

\$245,900 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **1996**
 Meas. Type: Frontage (metres): Age: **19**
 Depth / Size (ft.): Bedrooms: **2** Zoning: **CD-6**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$2,327.01**
 Flood Plain: **No** Full Baths: **1** For Tax Year: **2015**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$211.30** P.I.D.: **023-193-751**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **QUAY PACIFIC**
 Mgmt. Co's Phone: **604-521-0876**
 View: **:**
 Complex / Subdiv: **HIGHLAND RIDGE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Locker:
 Dist. to Public Transit: **.5 BLK** Dist. to School Bus: **.5 BLK**
 Units in Development: **102** Total Units in Strata: **102**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Gardening, Management**
 Legal: **PL LMS1968 LT 73 LD 36 SEC 36 TWP 8 PART SW 1/4**

Amenities: **Club House, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 10'6			x			x
Main	Dining Room	11' x 10'6			x			x
Main	Living Room	14' x 12'			x			x
Above	Master Bedroom	14'8 x 12'			x			x
Above	Bedroom	12' x 9'			x			x
Below	Recreation	14' x 10'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	534	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	541	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	43	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,118 sq. ft.	# or % of Rentals Allowed: 5			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	1,118 sq. ft.	Basement: Partly Finished			7				
					8				

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

Royal LePage - Wolstencroft

Fantastic town house in the heart of popular Walnut Grove! You can't beat the location of this 2 bed plus den townhouse next to a spectacular recreation centre, good schools & a bus stop just up the street! Kitchen has a great butcher block island, huge pantry & overlooks the tennis courts & park across the street! Living/dining room features a beautiful rock fireplace surrounded and hardwood floors. Upstairs a spacious master bedroom, in suite laundry and another bedroom. Lots of outside space with a deck off the kitchen and patio/yard out front. Parking not a problem here as in addition to the garage there is lots of street parking out front! Don't miss this opportunity and make your home in Walnut Grove!



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Active
R2009725

Board: F
 Apartment/Condo

313 20420 54 AVENUE

Langley
 Langley City
 V3A 6N6

Residential Attached

\$109,900 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **1976**
 Meas. Type: Frontage (metres): Age: **39**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **RM3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$1,114.99**
 Flood Plain: Full Baths: **1** For Tax Year: **2014**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$227.00** P.I.D.: **001-400-207**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Steadfast Properties**
 Mgmt. Co's Phone: **604-864-6400**
 View: **No :**
 Complex / Subdiv: **RIDGEWOOD MANOR**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **1 BLK**
 Units in Development: **41** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **41**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
 Legal: **PL NWS515 LT 33 DL 36 LD 36**

Amenities: **Elevator, Shared Laundry, Storage, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5" x 16'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Kitchen	7' x 7'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Den	11' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	764	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	764 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Grand Total:	764 sq. ft.	Basement:	None					6				
								7				
								8				

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

Great TOP FLOOR one bedroom AND DEN unit on the South/quiet side of this 19+ building. Featuring laminate flooring, a galley kitchen and a large covered balcony, this home is a must see! Close to all amenities including Douglas Park, shopping, restaurants, schools, transit, the Langley City public library and much more. Call today to schedule your private viewing.