



Presented by:
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Active
R2378150
 Board: F
 Townhouse

32 8892 208 STREET

Langley
 Walnut Grove
 V1M 2N8

Residential Attached
\$395,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$395,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**
 Depth / Size (ft.): Bedrooms: **3** Age: **24**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-3**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,400.66**
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$342.48** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **018-847-935**
 Mgmt. Co's Name: **Campbell Strata Mgmt** Tour:
 Mgmt. Co's Phone: **778-574-3454**
 View: **Yes: Nature Trail**
 Complex / Subdiv: **Hunter's Run**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple, Open, Visitor Parking	Locker:	Dist. to School Bus: 1 Block
Exterior: Vinyl	Dist. to Public Transit: 1 Block	Locker:	Total Units in Strata:
Foundation: Concrete Perimeter	Units in Development:	Locker:	
Rain Screen:	Title to Land: Freehold Strata	Locker:	
Renovations:	Property Disc.: No	Locker:	
Water Supply: City/Municipal	Fixtures Leased: No	Locker:	
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: No : sold as is where is	Locker:	
Fuel/Heating: Hot Water, Mixed, Natural Gas	Floor Finish: Laminate, Mixed, Tile	Locker:	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Locker:	
Type of Roof: Asphalt		Locker:	

Maint Fee Inc: **Gardening, Management, Snow removal**
 Legal: **STRATA LOT 32, PLAN LMS1474, PART SW1/4, SECTION 36, 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**
 Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Paved Road, Private Setting, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'8 x 8'			x			x
Main	Foyer	14' x 4'2			x			x
Main	Living Room	15'6 x 10'9			x			x
Main	Bedroom	14'1 x 9'5			x			x
Main	Dining Room	9'5 x 7'1			x			x
Below	Bedroom	15'2 x 9'8			x			x
Below	Bedroom	11'5 x 10'10			x			x
Below	Laundry	9'11 x 5'7			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 681	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 702	Restricted Age:			2	Below	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,383 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Fully Finished, Separate Entry			6				
Grand Total: 1,383 sq. ft.				7				
				8				

Listing Broker(s): **Argus Estates (1983) Ltd.**

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Opportunity Knocks at Hunter's Run in Walnut Grove - 3 bedroom, 2 bathroom 1383 sf End Unit backing onto nature trail and greenspace. Surprisingly private with very accessible parking, covered driveway could fit 2 small cars plus a bonus space right next to unit. Deck, gutter, fascia replacement underway. Hunter's Run is steps to beautiful trails, schools, shopping, and the Walnut Grove Community Centre. Pets & rentals allowed with restrictions. Book your showing today!