

201-8880 202 STREET

1 BEDROOM | 1 BATHROOM
LIVING AREA: 575 SQFT



604-704-8551
info@elevationrealestate.ca
elevationrealestate.ca

JOEL & TYLER SCHACTER
elevation
RE/MAX TREELAND REALTY



RESIDENCES AT VILLAGE SQUARE

Adult oriented homes for 55 and older. This beautiful 1 bedroom unit has been updated with hardwood flooring throughout the main living area and features over-height ceilings, shaker wood cabinets, tile backsplash, an upgraded fridge & more. Stay comfortable with the added sunshades, ceiling fan and included air-conditioners in the summer and with the cozy fireplace in the colder months. The spacious bathroom has been completely remodelled and includes heated flooring and remote lighting. The Residences offers concierge service, media room, lounge with cozy fireplace, central park with walking paths, seating areas, BBQ & putting green, fitness centre & rooftop patio- perfect for maintenance free living



WALK SCORE

Walk Score

73

Very Walkable

Most errands can be accomplished on foot.

Bike Score

75

Very Bikeable

Biking is convenient for most trips.

Commute to **Downtown Langley**



12 min



20 min



29 min



60+ min

SCHOOL CATCHMENT

Dorothy Peacock Elementary

20292 91A Avenue,
Langley, BC V1M 2G2
(604) 513-8000

Walnut Grove Secondary

8919 Walnut Grove Drive,
Langley, BC V1M 2N7
(604) 882-0220

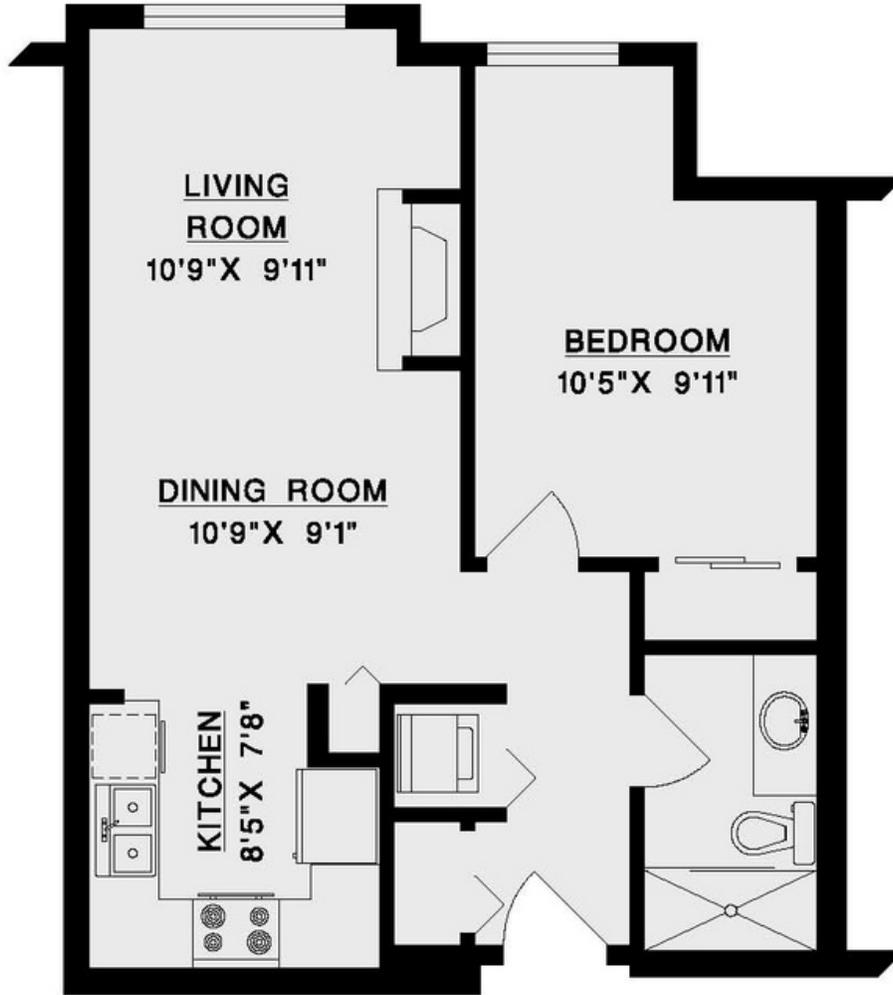


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REAL ESTATE GROUP



#201 - 8880 202ND STREET,
LANGLEY, B.C.

JOEL SCHACTER
TYLER SCHACTER PREC
BUS: 604-533-3491



MAIN FLOOR	575 SQ. FT.
FINISHED AREA	575 SQ. FT.

*Area measurements taken to center of all walls.



DRAWN BY: GN
DATE: JANUARY 2021
REVISED:



For a 3D virtual walkthrough, visit:
<https://www.elevationrealestate.ca/our-properties/201-8880-202-street>



Active
R2605960
 Board: F
 Apartment/Condo

201 8880 202 STREET
 Langley
 Walnut Grove
 V1M 2W6

Residential Attached
\$352,880 (LP)



Sold Date: If new, GST/HST inc?: Original Price: **\$352,880**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2005**
 Frontage(feet): Bathrooms: **0** Age: **16**
 Frontage(metres): Full Baths: **0** Zoning: **CD-25**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,116.60**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **026-327-643** Tax Inc. Utilities?: **Yes**
 View: **No**
 Complex / Subdiv: **The Residences at Village Square**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Vinyl, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 29 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1359TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, Restaurant, Wheelchair Access, Concierge**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): 576	Units in Development:	Tot Units in Strata: 94	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside Property Services Ltd.	Mgmt. Co's #: 604-432-7774	
Finished Floor (Below): 0	Maint Fee: \$277.89	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Taxes		
Finished Floor (Total): 576 sq. ft.			
Unfinished Floor: 0			
Grand Total: 576 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age: 55+	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 6 #		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'9 x 9'11			x	1	Main		No
Main	Dining Room	10'9 x 9'1			x	2			No
Main	Kitchen	8'5 x 7'8			x	3			No
Main	Bedroom	10'5 x 9'11			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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

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REA Full Public

elevation
JOEL & TYLER SCHACTER
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