R2880383 House/Single Family

6936 198 STREET LANGLEY

Willoughby Heights, V2Y 3B1

Residential Detached \$1,599,000 (LP)

025-890-000

Dimensions

14'4 x 11'2

16'5 x 14'7

9'8 x 7'4

79 Depth/Size (ft): Frontage (ft): 44.00 3,541.00 Lot Area: (sq.ft.)

Bedrooms: 5 Bathrooms: 4 **Full Baths:** 3 Half Baths:

Approx. Year Built: 2005 Age: 19 Zoning: R-CL **Gross Taxes:** \$6,011.24 For Tax Year: 2023

Rear Yard Exp:

Style of Home:

Construction:

Exterior:

Flood Plain:

East No

2 Storey w/Bsmt.

Total: 4 - Covered: 2 Parking:

P.I.D.:

Frame - Wood Vinyl, Wood

Parking Access: Front

Foundation: Rain Screen:

Water Supply:

Parking: Locker:

Garage; Double, Open

Renovations: # of Fireplaces:

Units in Dev: Partly 1 - Fuel: Natural Gas Distance to: City/Municipal

Freehold NonStrata Title to Land: **Property Disc:** Yes

Fuel/Heating: Baseboard, Forced Air, Natural Gas **Outdoor Area:**

PAD Rental:

Dimensions

21'7 x 10'5

13'1 x 16'3

Covered Parking:

Balcny(s) Patio(s) Dck(s) **Fixtures Leased:**

No Fixtures Rmvd: Yes

Type of Roof: Asphalt Floor Finish:

Hardwood, Tile, Carpet

View: No

Mgmt. Company:

Complex / Subdiv: Routley

Type

Foyer

Office

Living Room

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Dimensions

4'11 x 7'6

10'1 x 11'8

16'7 x 14'7

LOT 21 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DSITRICT PLAN BCP10018 Legal:

Floor

Main

Main

Amenities: In Suite Laundry, Swirlpool/Hot Tub

Site Influences:

ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Vacuum - Built In,Vaulted Ceiling,Wine Cooler Features:

Type

Patio

Patio

Primary

Bylaw Restric:

Floor

Main

Main

Main

Listing Broker(s): Royal LePage - Wolstencroft

Main Main Main Main	Kitchen Dining Room Laundry Patio	10'9 x 14'4 16'2 x 14'2 10'9 x 6'5 15'9 x 6'10	Above Above Above Above Above	Bedroom Walk-In Closet Bedroom Bedroom Bedroom	16'6 x 12'11 6'10 x 8'5 10'1 x 11'8 11'1 x 12'10 11'0 x 10'0	Bsmt	Recreation Room	15'5 x 21'8
Finished Floor (Main): 1,166 sqft		# Of Rooms:		8	Bathroom Floor	# of Pieces	Ensuite?	
Finished Floor (Above):		1,187 sqft	# Of Kitchens	s: 1		Main	2	No
Finished Floor (Below):) sqft	# Of Levels:	3	3	Above	4	No
Finished Floor (Bsmt):		1,134 sqft	Suite:	١	None	Above	5	Yes
Finished Floor (Total): 3,487 sqft		Crawl/Bsmt Height:			Bsmt	4	No	
Unfinished Floor:) sqft	Basement:	F	Fully Finished, Separate			
Grand Total:		87 sqft		E	Entry			
		•	Beds In Bsm	t: 1	/ 5			
			# Of Pets:					

Routley presents: Spacious and well kept 5 Bed 4 Bath home. Main floor features office, large living room with vaulted ceilings and cozy fireplace, separate laundry room and oversized windows looking out onto your private patio and hot tub! Renovated kitchen boasts quartz counters, s/s appliances, soft close white cabinets, undermount lighting and island for storage and extra seating. Upstairs you will find primary suite with vaulted ceiling, walk in closet and 5pc ensuite. 3 Other large bedrooms upstairs (2 with vaulted ceilings and window benches), and an additional 4 pc washroom. Downstairs boasts a fully finished basement with separate entry, bedroom, bathroom and recreation room! Perfect for inlaws or extra living space. Located on quiet street and close to parks, shopping and more!

Floor

Bsmt

Bsmt

Bsmt

Type

Bedroom

Storage

Family Room