7173 206 STREET LANGLEY

Willoughby Heights, V2Y 3J9

Depth/Size (f	t):	92	Bedrooms:	6		Approx. Year Bu	uilt: 20 1	19
Frontage (ft):	-	41.00	Bathrooms:	6		Age:	5	
ot Area: (sq		3,786.00	Full Baths:	4		Zoning:	- R-(CL
Flood Plain:		-,	Half Baths:	2		Gross Taxes:		491.54
Rear Yard Ex	n:	West		-		For Tax Year:	202	
/iew:	.p.	11001				P.I.D.:		
Style of Hom	e:	2 Storey w/Bsmt.,Corner	Unit	Pa	arking:	Total: 4 - Covered	d: 2	
Construction	1:	Frame - Wood		Co	overed Parking:	2		
xterior:		Mixed,Stone		Pa	arking Access:			
oundation:				Pa	arking:	Garage; Double,	Open	
ain Screen:				Lo	ocker:			
Renovations	:			Ui	nits in Dev:			
of Fireplace	es:	2 - Fuel: Electric		Di	istance to:			
ater Supply	/:	City/Municipal		Ti	tle to Land:	Freehold NonStra	ata	
uel/Heating	:	Natural Gas, Radiant		Pr	roperty Disc:	Yes		
outdoor Area	a:	Sundeck(s)		PA	AD Rental:			
Type of Roof	:	Asphalt			xtures Leased:	No		
loor Finish:		Laminate,Tile,Wall/Wall/Mixed			xtures Rmvd:	Yes		
Complex / Sı Services Cor Legal: Amonitios:		Electricity,Natural Gas,Sa LOT 11, PLAN EPP7165	•	NSHIP 8, NEW W	ESTMINSTER LAND D	ISTRICT		
Services Cor	nnected: es: c:	•	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D	n Nearby,Rural Set	tting,Shopping Nearby	ISTRICT		
Services Con Legal: Amenities: Site Influence Teatures: Bylaw Restri Listing Broke	nnected: es: c:	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D	n Nearby,Rural Set	tting,Shopping Nearby	ISTRICT	Туре	Dimensions
ervices Cor egal: menities: ite Influence eatures: ylaw Restri isting Broke	nnected: es: c: er(s):	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions	6, SECTION 14, TOW ane Access,Recreation n/Dryr/Frdg/Stve/DW,D Realty Floor	n Nearby,Rural Sel Dishwasher,Pantry, Type Primary	tting,Shopping Nearby ,Refrigerator,Stove Dimensions		Type Media Room	Dimensions 15'9 x 10'11
ervices Cor egal: menities: ite Influenco eatures: eylaw Restri isting Broke loor lain	nnected: es: c: er(s): Type Living Roon Dining Roor	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above	n Nearby,Rural Sei Dishwasher,Pantry, Dishwasher,Pantry, Dishwasher,Pantry, Type Primary Bedroom	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3	Floor		
ervices Cor egal: menities: ite Influence eatures: aylaw Restri isting Broke loor lain	nnected: es: c: er(s): Type Living Roon	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above	n Nearby,Rural Sei Dishwasher,Pantry, Type Primary Bedroom Bedroom	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7	Floor Below	Media Room	15'9 x 10'11
ervices Cor egal: menities: ite Influence eatures: aylaw Restri isting Broke loor loor lain lain	nnected: es: c: er(s): Type Living Roon Dining Roor	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above	n Nearby,Rural Sei Dishwasher,Pantry, Type Primary Bedroom Bedroom Bedroom	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7	Floor Below Below	Media Room Living Room	15'9 x 10'11 15'8 x 14'10
ervices Cor egal: menities: ite Influence eatures: Bylaw Restri isting Broke loor loor lain lain lain	nnected: es: c: er(s): Type Living Roon Dining Roor Family Roor	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 n 16'1 x 12'4	6, SECTION 14, TOW ane Access,Recreation //Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above	n Nearby,Rural Sei Dishwasher,Pantry, Type Primary Bedroom Bedroom Bedroom Walk-In Closet	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7 10'7 x 6'7	Floor Below Below Below	Media Room Living Room Kitchen	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7
ervices Cor egal: amenities: site Influence eatures: Bylaw Restri isting Broke loor lain lain lain lain	es: ec: er(s): Type Living Roon Dining Roor Family Roor Office	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 n 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3	6, SECTION 14, TOW ane Access,Recreation //Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Above	n Nearby,Rural Sei Dishwasher,Pantry, Type Primary Bedroom Bedroom Bedroom Walk-In Closet Walk-In Closet	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7 10'7 x 6'7 8'0 x 4'11	Floor Below Below Below Below	Media Room Living Room Kitchen Dining Room	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2
ervices Cor egal: menities: Site Influence eatures: Bylaw Restri isting Broke lain lain lain lain lain	nnected: es: er(s): Type Living Roon Dining Roor Family Roor Office Kitchen Wok Kitcher	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 n 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Above Above	n Nearby,Rural Set Dishwasher,Pantry, Dishwasher,Pantry, Primary Bedroom Bedroom Bedroom Walk-In Closet Walk-In Closet Laundry	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7 10'7 x 6'7 8'0 x 4'11 6'7 x 7'11	Floor Below Below Below Below Below	Media Room Living Room Kitchen Dining Room Bedroom	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2
ervices Cor egal: menities: ite Influence eatures: ylaw Restri isting Broke loor lain lain lain lain lain	nnected: es: er(s): Type Living Roon Dining Roor Family Roor Office Kitchen Wok Kitcher	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 m 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3 n 9'10 x 5'5	6, SECTION 14, TOW ane Access,Recreation //Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Above	n Nearby,Rural Sei Dishwasher,Pantry, Type Primary Bedroom Bedroom Bedroom Walk-In Closet Walk-In Closet	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7 10'7 x 6'7 8'0 x 4'11	Floor Below Below Below Below Below Below	Media Room Living Room Kitchen Dining Room Bedroom Bedroom	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5
ervices Cor egal: menities: ite Influence eatures: ylaw Restri isting Broke loor lain lain lain lain bove	nnected: es: c: er(s): Type Living Roon Dining Roon Dining Roor Family Roor Office Kitchen Wok Kitcher Primary Bed	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 m 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3 n 9'10 x 5'5	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Above Above	n Nearby,Rural Set Dishwasher,Pantry, Dishwasher,Pantry, Primary Bedroom Bedroom Bedroom Walk-In Closet Walk-In Closet Laundry	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7 10'7 x 6'7 8'0 x 4'11 6'7 x 7'11 12'0 x 10'11	Floor Below Below Below Below Below Below	Media Room Living Room Kitchen Dining Room Bedroom Foyer	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5
ervices Cor egal: menities: ite Influence eatures: ylaw Restri isting Broke loor ain ain ain ain ain bove	nnected: es: c: er(s): Type Living Roon Dining Roon Dining Roon Family Roor Office Kitchen Wok Kitcher Primary Bed	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions 12'2 x 12'2 n 12'4 x 10'4 n 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3 n 9'10 x 5'5 droom 19'4 x 15'5	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Above Below	n Nearby,Rural Ser Dishwasher,Pantry, Type Primary Bedroom Bedroom Bedroom Walk-In Closet Walk-In Closet Laundry Bar Room	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7 10'7 x 6'7 8'0 x 4'11 6'7 x 7'11 12'0 x 10'11	Floor Below Below Below Below Below Main	Media Room Living Room Kitchen Dining Room Bedroom Foyer	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5 9'2 x 8'6
ervices Cor egal: menities: ite Influence eatures: ylaw Restri isting Broke loor ain ain ain ain ain ain bove	nnected: es: c: er(s): Type Living Roor Dining Roor Dining Roor Office Kitchen Wok Kitcher Primary Bec or (Main): or (Above):	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions 12'2 x 12'2 n 12'4 x 10'4 n 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3 n 9'10 x 5'5 droom 19'4 x 15'5	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Above Below # Of Rooms:	n Nearby,Rural Sei Dishwasher,Pantry, Type Primary Bedroom Bedroom Bedroom Walk-In Closet Walk-In Closet Laundry Bar Room	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7 10'7 x 6'7 8'0 x 4'11 6'7 x 7'11 12'0 x 10'11	Floor Below Below Below Below Below Main Bathroom Floor	Media Room Living Room Kitchen Dining Room Bedroom Bedroom Foyer	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5 9'2 x 8'6 Ensuite?
ervices Cor egal: menities: ite Influence eatures: ylaw Restri isting Broke loor ain ain ain ain ain ain ain bove mished Floo nished Floo	nnected: es: c: er(s): Type Living Roor Dining Roor Dining Roor Family Roor Office Kitchen Wok Kitcher Primary Bec or (Main): or (Above): or (Below):	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 n 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3 n 9'10 x 5'5 droom 19'4 x 15'5 1,369 sqft 1,565 sqft	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens # Of Levels:	Type Primary Bedroom Bedroom Walk-In Closet Walk-In Closet Laundry Bar Room 21 : 3 3	tting,Shopping Nearby ,Refrigerator,Stove Dimensions 16'6 x 14'3 11'7 x 10'7 12'2 x 10'7 10'7 x 6'7 8'0 x 4'11 6'7 x 7'11 12'0 x 10'11	Floor Below Below Below Below Below Main Bathroom Floor Main	Media Room Living Room Kitchen Dining Room Bedroom Bedroom Foyer # of Pieces 2	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5 9'2 x 8'6 Ensuite? No
ervices Cor egal: menities: ite Influence eatures: ylaw Restri isting Broke loor lain lain lain lain lain lain lain lain	nnected: es: c: er(s): Type Living Roon Dining Roor Family Roor Office Kitchen Wok Kitchen Wok Kitchen Primary Bec or (Main): or (Above): or (Below): or (Bsmt):	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 m 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3 n 9'10 x 5'5 droom 19'4 x 15'5 1,369 sqft 1,369 sqft 1,369 sqft	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens	Type Primary Bedroom Bedroom Walk-In Closet Laundry Bar Room 21 : 3 3	tting,Shopping Nearby ,Refrigerator,Stove	Floor Below Below Below Below Below Main Bathroom Floor Main Above	Media Room Living Room Kitchen Dining Room Bedroom Bedroom Foyer • # of Pieces 2 5	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5 9'2 x 8'6 Ensuite? No Yes
ervices Cor egal: 	nnected: es: er(s): Type Living Roon Dining Roor Family Roor Office Kitchen Wok Kitcher Primary Bed or (Main): or (Above): or (Below): or (Bsmt): or (Total):	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 \times 12'2 n 12'4 \times 10'4 m 16'1 \times 12'4 9'7 \times 8'6 16'7 \times 12'3 n 9'10 \times 5'5 droom 19'4 \times 15'5 1,369 sqft 1,565 sqft 1,369 sqft 0 sqft	6, SECTION 14, TOW ane Access,Recreation h/Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens # Of Levels:	Type Primary Bedroom Bedroom Walk-In Closet Walk-In Closet Laundry Bar Room 21 : 3 3 Le St Primary Bar Room	tting,Shopping Nearby ,Refrigerator,Stove	Floor Below Below Below Below Below Main Bathroom Floor Main Above Above	Media Room Living Room Kitchen Dining Room Bedroom Bedroom Foyer # of Pieces 2 5 4	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5 9'2 x 8'6 Ensuite? No Yes Yes
Gervices Cor Legal: Amenities: Site Influence Features: Bylaw Restri	nnected: es: er(s): Type Living Roon Dining Roor Family Roor Office Kitchen Wok Kitcher Primary Bed or (Main): or (Above): or (Below): or (Bsmt): or (Total):	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 n 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3 n 9'10 x 5'5 droom 19'4 x 15'5 1,369 sqft 1,565 sqft 1,369 sqft 4,303 sqft	6, SECTION 14, TOW ane Access,Recreation //Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens # Of Levels: Suite:	Type Primary Bedroom Bedroom Walk-In Closet Walk-In Closet Laundry Bar Room 21 : 3 Geight: Fu	tting,Shopping Nearby ,Refrigerator,Stove	Floor Below Below Below Below Below Main Below Main Above Above Above	Media Room Living Room Kitchen Dining Room Bedroom Bedroom Foyer # of Pieces 2 5 4 4 4	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5 9'2 x 8'6 Ensuite? No Yes Yes Yes
Services Cor Legal: Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	nnected: es: er(s): Type Living Roon Dining Roor Family Roor Office Kitchen Wok Kitcher Primary Bed or (Main): or (Above): or (Below): or (Bsmt): or (Total):	LOT 11, PLAN EPP7165 Cul-de-Sac,Greenbelt,La Air Conditioning,ClthWsh Royal LePage Little Oak Dimensions n 12'2 x 12'2 n 12'4 x 10'4 m 16'1 x 12'4 9'7 x 8'6 16'7 x 12'3 n 9'10 x 5'5 droom 19'4 x 15'5 1,369 sqft 1,565 sqft 1,369 sqft 0 sqft 4,303 sqft 0 sqft	6, SECTION 14, TOW ane Access,Recreation //Dryr/Frdg/Stve/DW,D Realty Floor Above Above Above Above Below # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	Type Primary Bedroom Bedroom Walk-In Closet Walk-In Closet Laundry Bar Room 21 : 3 3 keight: Fu	tting,Shopping Nearby ,Refrigerator,Stove	Floor Below Below Below Below Below Main Bathroom Floor Main Above Above Below	Media Room Living Room Kitchen Dining Room Bedroom Bedroom Foyer # of Pieces 2 5 4 4 4 2	15'9 x 10'11 15'8 x 14'10 15'1 x 8'7 8'7 x 6'2 11'9 x 10'2 10'0 x 11'5 9'2 x 8'6 Ensuite? No Yes Yes Yes No

This is home with class, functionality, location & it pays! Two storey with full basement; legal 2 bed suite plus separate media room, bar & powder for main floor access. Over 4300 SF of stylish living space; 4 bedrooms up including 2 Primary Bedrooms! The Main floor offers natural light with large south-facing windows, spacious living room, office with bath, fully modern kitchen w/ SS appliances, soft close cabinets & adjacent spice kitchen. Gas/radiant heat on all 3 levels plus refreshing central air for the hotter summers! Russ audio system with 4 zones for all your music needs. Built-in vacuum with hide a hose. Media room with in-wall ceiling speakers & built-in bar area. Lovely west-facing sundeck to relax after a long day. No yard to maintain but lovely tiered gardens flourish here!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.