9470 209B CRESCENT LANGLEY

Walnut Grove, V1M 1X6

Depth/Size (ft):	29.109	Bedrooms:	3	Approx. Year Bui	lt: 1986	5
Frontage (ft):	36.81	Bathrooms:	3	Age:	38	
Lot Area: (sq.ft.)	5,239.00	Full Baths:	2	Zoning:	R-1E	3
Flood Plain:	0,200100	Half Baths:	-	Gross Taxes:		22.10
Rear Yard Exp:			•	For Tax Year:	2024	
View:	No			P.I.D.:		803-531
Style of Home:	2 Storey		Parking:	Total: 5 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Mixed		Parking Access:			
Foundation:			Parking:	Garage; Single,Op	pen,RV Parking A	vail.
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	2 - Fuel: Electric,Wo	od	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
Fuel/Heating:	Electric,Forced Air,N	latural Gas	Property Disc:	Yes		
Outdoor Area:	Fenced Yard,Patio(s	3)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate		Fixtures Rmvd:	Yes		
View:	No					
VICW.						
Mgmt. Company:						
Mgmt. Company:		as,Sanitary Sewer,Storm Sewer,Wa	ter			
Mgmt. Company: Complex / Subdiv:	Electricity,Natural G	as,Sanitary Sewer,Storm Sewer,Wa EST QUARTER SECTION 36 TOWN		DISTRICT PLAN69731		
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural G			DISTRICT PLAN69731		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural G			DISTRICT PLAN69731		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural G LOT 29 NORTH WE		SHIP 8 NEW WESTMINSTER		owave,Range Top	o,Satellite
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Cltł	EST QUARTER SECTION 36 TOWN	SHIP 8 NEW WESTMINSTER		owave,Range Top	o,Satellite
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed	EST QUARTER SECTION 36 TOWN	SHIP 8 NEW WESTMINSTER		owave,Range Top	o,Satellite
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed	EST QUARTER SECTION 36 TOWN	SHIP 8 NEW WESTMINSTER		owave,Range Top Dimen	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Cltt Dish,Storage Shed Royal LePage - Wol	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace stencroft, Royal LePage - Wolstence	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft	ot Tub Spa/Swirlpool,Micro		sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed Royal LePage - Wol	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace Istencroft, Royal LePage - Wolstence Dimensions	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor	ot Tub Spa/Swirlpool,Micro	Dimen	sions 1'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed Royal LePage - Wol Type Living Room	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace Istencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main	ot Tub Spa/Swirlpool,Micro Type Office	Dimen 8'3 x 1	sions 1'7 13'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace Istencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above	ot Tub Spa/Swirlpool,Micro Type Office Primary Bedroom	Dimen 8'3 x 1 11'9 x	sions 1'7 13'7 2'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace stencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above	ot Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12	sions 1'7 13'7 2'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room Kitchen	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace stencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4 11'8 x 10'8	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above	ot Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12	sions 1'7 13'7 2'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Cltt Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room Kitchen Family Room	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace Istencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4 11'8 x 10'8 19'4 x 11'4	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above	ot Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12	sions 1'7 13'7 2'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Cltt Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room Kitchen Family Room Laundry	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace Istencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4 11'8 x 10'8 19'4 x 11'4 8'4 x 8'9	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above	ot Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12	sions 1'7 13'7 2'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room Kitchen Family Room Laundry Utility	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace Istencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4 11'8 x 10'8 19'4 x 11'4 8'4 x 8'9 5'10 x 6'10	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above Above	ot Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12 9'11 x	sions 1'7 13'7 2'5 11'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Clth Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room Kitchen Family Room Laundry Utility 1,178 sqft	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace stencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4 11'8 x 10'8 19'4 x 11'4 8'4 x 8'9 5'10 x 6'10 # Of Rooms:	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above Above 11	t Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12 9'11 x # of Pieces	sions 1'7 13'7 2'5 11'3 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Cltt Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room Kitchen Family Room Laundry Utility 1,178 sqft 700 sqft	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace stencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4 11'8 x 10'8 19'4 x 11'4 8'4 x 8'9 5'10 x 6'10 # Of Rooms: # Of Kitchens:	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above Above 11 1 1	t Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 1 9'1 x 9'11 x # of Pieces 2	sions 1'7 13'7 2'5 11'3 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Cltt Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room Kitchen Family Room Laundry Utility 1,178 sqft 700 sqft 0 sqft	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace istencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4 11'8 x 10'8 19'4 x 11'4 8'4 x 8'9 5'10 x 6'10 # Of Rooms: # Of Kitchens: # Of Levels:	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above Above 11 1 2	Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12 9'11 x # of Pieces 2 4	sions 1'7 13'7 2'5 11'3 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Cltt Dish,Storage Shed Royal LePage - Wol Type Living Room Foyer Dining Room Kitchen Family Room Laundry Utility 1,178 sqft 700 sqft 0 sqft 0 sqft	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace Istencroft, Royal LePage - Wolstence Dimensions 13'1 × 15'5 4'1 × 4'0 10'9 × 8'4 11'8 × 10'8 19'4 × 11'4 8'4 × 8'9 5'10 × 6'10 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above Above 11 1 2	Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12 9'11 x # of Pieces 2 4	sions 1'7 13'7 2'5 11'3 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural G LOT 29 NORTH WE Air Conditioning,Cltt Dish,Storage Shed Royal LePage - Wol Eliving Room Foyer Dining Room Kitchen Family Room Laundry Utility 1,178 sqft 700 sqft 0 sqft 0 sqft 1,878 sqft	EST QUARTER SECTION 36 TOWN hWsh/Dryr/Frdg/Stve/DW,Fireplace Istencroft, Royal LePage - Wolstence Dimensions 13'1 x 15'5 4'1 x 4'0 10'9 x 8'4 11'8 x 10'8 19'4 x 11'4 8'4 x 8'9 5'10 x 6'10 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	SHIP 8 NEW WESTMINSTER Insert,Garage Door Opener,Ho oft Floor Main Above Above Above 11 1 2 None	Tub Spa/Swirlpool,Micro Type Office Primary Bedroom Bedroom Bedroom Bedroom	Dimen 8'3 x 1 11'9 x 9'1 x 12 9'11 x # of Pieces 2 4	sions 1'7 13'7 2'5 11'3 Ensuite? No Yes

This beautifully updated Walnut Grove home features NEW flooring, doors, windows, exterior hardie siding, solar panels, 200amp electrical service, EV charger, hot tub, renovated kitchen, bathrooms, shed, Air conditioning, Furnace, tankless hot water system, exterior concrete, gutters, railings, LED light fixtures, and a backyard patio, with a total upgrade cost exceeding \$250,000. Move-in ready and virtually brand new, this property offers modern comforts and convenience from day one.

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