R2929409 Townhouse

## 31 8555 209 STREET LANGLEY

Walnut Grove, V1M 3W2

Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	lt: 1995	
Frontage (ft):		Bathrooms:	2	Age:	29	
Lot Area:		Full Baths:	2	Zoning:	CD-8	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,07	1.64
Rear Yard Exp:	East	Maint. Fee:	395.87	For Tax Year:	2024	
View:	No			P.I.D.:	023-2	258-691
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Style of Home:	1 Storey,Rancher/Bur	ngalow w/Bsmt.	Parking:	Total: 2 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed,Other,Vinyl		Parking Access:	Rear		
Foundation:			Parking:	Garage; Double, V	isitor Parking	
Rain Screen:			Locker:	No		
Renovations:			Units in Dev:	67 - Total Units in	Strata: 67	
# of Fireplaces:	2 - Fuel: Gas - Natura	al	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Natural Gas, Radiant		Property Disc:	Yes		
Outdoor Area:	Fenced Yard,Patio(s)	)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Wall/Wall/I	Mixed	Fixtures Rmvd:	No		
View:	No					
View: Mgmt. Company:		MGMT - 604-821-2999				
-		MGMT - 604-821-2999				
Mgmt. Company:	DWELL PROPERTY					
Mgmt. Company: Complex / Subdiv:	DWELL PROPERTY AUTUMNWOOD Community,Electricity STRATA LOT 31, PL4	y AN LMS2204, PART NW1/4, SEC	TION 25, TOWNSHIP 8, NEW WE DRTION TO THE UNIT ENTITLEME			
Mgmt. Company: Complex / Subdiv: Services Connected:	DWELL PROPERTY AUTUMNWOOD Community,Electricity STRATA LOT 31, PL/ INTEREST IN THE C	y AN LMS2204, PART NW1/4, SEC				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	DWELL PROPERTY AUTUMNWOOD Community,Electricity STRATA LOT 31, PLA INTEREST IN THE C AS APPROPRIATE In Suite Laundry	Y AN LMS2204, PART NW1/4, SEC COMMON PROPERTY IN PROPC		ENT OF THE STRATA		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	DWELL PROPERTY AUTUMNWOOD Community,Electricity STRATA LOT 31, PL/ INTEREST IN THE C AS APPROPRIATE In Suite Laundry Adult Oriented,Centra	y AN LMS2204, PART NW1/4, SEC COMMON PROPERTY IN PROPC al Location,Recreation Nearby,Re	ORTION TO THE UNIT ENTITLEME	ENT OF THE STRATA arby		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	DWELL PROPERTY AUTUMNWOOD Community,Electricity STRATA LOT 31, PL/ INTEREST IN THE C AS APPROPRIATE In Suite Laundry Adult Oriented,Centra ClthWsh/Dryr/Frdg/S Pets Allowed w/Rest. Grand Central Realty	y AN LMS2204, PART NW1/4, SEC COMMON PROPERTY IN PROPC al Location,Recreation Nearby,Re Stve/DW,Drapes/Window Covering ,Rentals Not Allowed	ORTION TO THE UNIT ENTITLEME tirement Community,Shopping Nea Is,Garage Door Opener,Microwave	ENT OF THE STRATA arby ,Vacuum - Built In	LOT AS SHOWN	ON FORM 1 OR V,
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	DWELL PROPERTY AUTUMNWOOD Community,Electricity STRATA LOT 31, PL/ INTEREST IN THE C AS APPROPRIATE In Suite Laundry Adult Oriented,Centra CithWsh/Dryr/Frdg/S Pets Allowed w/Rest. Grand Central Realty <b>Type</b> Foyer	y AN LMS2204, PART NW1/4, SEC COMMON PROPERTY IN PROPO al Location,Recreation Nearby,Re Stve/DW,Drapes/Window Covering ,Rentals Not Allowed y Dimensions 5'2 x 4'2	PRTION TO THE UNIT ENTITLEME tirement Community,Shopping Nea Is,Garage Door Opener,Microwave Floor	ENT OF THE STRATA arby ,Vacuum - Built In <b>Type</b> Primary Bedroom	LOT AS SHOWN Dimens 15'2 x 1	ON FORM 1 OR V, sions 2'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	DWELL PROPERTY AUTUMNWOOD Community,Electricity STRATA LOT 31, PL/ INTEREST IN THE C AS APPROPRIATE In Suite Laundry Adult Oriented,Centra ClthWsh/Dryr/Frdg/S Pets Allowed w/Rest. Grand Central Realty <b>Type</b> Foyer Living Room	y AN LMS2204, PART NW1/4, SEC COMMON PROPERTY IN PROPO al Location,Recreation Nearby,Re Stve/DW,Drapes/Window Covering ,Rentals Not Allowed y Dimensions 5'2 x 4'2 15'2 x 12'8	PRTION TO THE UNIT ENTITLEME tirement Community,Shopping Nea ps,Garage Door Opener,Microwave Floor Main Main	ENT OF THE STRATA arby ,Vacuum - Built In <b>Type</b> Primary Bedroom Walk-In Closet	LOT AS SHOWN Dimens 15'2 x 1 6'6 x 5'5	ON FORM 1 OR V, sions 2'5
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LOOK NO FURTHER. ORIGINAL AUTUMNWOOD SHOWHOME FOR SALE. Original OWNER. This Beautiful detached rancher has it's own unique floorplan, only 1 of this kind in sought after AUTUMNWOOD. 55+ Adult oriented. Surrounded by trails & nestled in the quiet gated complex. NO STAIRS!! Stunning private back patio and front patio. No grass perfect for BBQ's w/covered awning on large concrete patio. Move in ready. Separate living & family room, kit w/ new s/s appliances, stunning hardwood floors. For those cozy winter nights infloor heating & 2 gas fireplaces. 2 large bdrms & 2 full bath boasting over 1529 sf. Ample storage in attic, sep. laundry room. Well looked after complex with newer fences & roof. Pet friendly, BONUS garage w/built in workbench. OPEN HOUSE SAT/SUN. SEPT 28/29 2-4PM.

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