## 126 9080 198 STREET LANGLEY

Walnut Grove, V1M 3A8

<b>Residential Detached</b>
\$449,900 (LP)

		wainut				
Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1999	
Frontage (ft):		Bathrooms:	2	Age:	25	
Lot Area:		Full Baths:	2	Zoning:	MH-1	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,427.67	
Rear Yard Exp:			Ū	For Tax Year:	2024	
View:	No			P.I.D.:	900-558-83	3
	110			1.1.0.1		0
Style of Home:	Manufactured/Mobile,	Rancher/Bungalow	Parking:	Total: 2 - Covered: 2		
Construction:	Frame - Wood,Modular/Prefab		Covered Parking:	2		
Exterior:	Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Leasehold not prepaid-NonStrata		
Fuel/Heating:	Forced Air,Natural Ga	IS	Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dcl		PAD Rental:	960.00		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	, opnan		Fixtures Rmvd:	No		
			Tixtures filling.	NO		
			l			
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	NEW WESTMINSTER MANUFACTUREDHC	s,Sanitary Sewer,Water R LAND DISTRICT, MANUFACTU DME PARK, MHP ROLL # 15-311		Y # 126, 15311 FOREST GRE	EEN ESTATES	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	FOREST GREEN ES Electricity,Natural Gas NEW WESTMINSTEF MANUFACTUREDHC Club House,Exercise	s,Sanitary Sewer,Water R LAND DISTRICT, MANUFACTU DME PARK, MHP ROLL # 15-311 Centre,Garden,In Suite Laundry	-07592200-14	Y # 126, 15311 FOREST GRE	EEN ESTATES	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	FOREST GREEN ES Electricity,Natural Gas NEW WESTMINSTEF MANUFACTUREDHO Club House,Exercise Adult Oriented,Centra ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Stonehaus Realty Co	s,Sanitary Sewer,Water R LAND DISTRICT, MANUFACTU DME PARK, MHP ROLL # 15-311 Centre,Garden,In Suite Laundry al Location,Gated Complex,Recre tve/DW rrp. Dimensions 9'10 x 8'3	-07592200-14 ation Nearby,Shopping Nearby Floor	Туре	Dimensions	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	FOREST GREEN ES Electricity,Natural Gas NEW WESTMINSTEF MANUFACTUREDHO Club House,Exercise Adult Oriented,Centra ClthWsh/Dryr/Frdg/SI Pets Allowed w/Rest. Stonehaus Realty Co <b>Type</b> Dining Room Kitchen Living Room Foyer	s,Sanitary Sewer,Water R LAND DISTRICT, MANUFACTU DME PARK, MHP ROLL # 15-311 Centre,Garden,In Suite Laundry al Location,Gated Complex,Recre tve/DW rrp. Dimensions 9'10 x 8'3 11'8 x 11'4 16'1 x 10'6 6'9 x 5'2	-07592200-14 ation Nearby,Shopping Nearby Floor	Туре	Dimensions	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Sector (Main): Finished Floor (Main):	FOREST GREEN ES Electricity,Natural Gas NEW WESTMINSTEF MANUFACTUREDHO Club House,Exercise Adult Oriented,Centra ClthWsh/Dryr/Frdg/SI Pets Allowed w/Rest. Stonehaus Realty Co <b>Type</b> Dining Room Kitchen Living Room Foyer Family Room Bedroom Primary Bedroom	s,Sanitary Sewer,Water R LAND DISTRICT, MANUFACTU DME PARK, MHP ROLL # 15-311 Centre,Garden,In Suite Laundry al Location,Gated Complex,Recre tve/DW rrp. Dimensions 9'10 x 8'3 11'8 x 11'4 16'1 x 10'6 6'9 x 5'2 11'0 x 9'8 11'2 x 9'4 12'6 x 11'2 # Of Rooms: # Of Kitchens:	-07592200-14 ation Nearby,Shopping Nearby Floor Main 8 1	Type Laundry Bathroom Floor # Main 4	Dimensions 8'9 x 7'10 of Pieces Ens No	
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Welcome to Forest Green Estates! This charming, beautifully maintained 2-bed, 2-bath modular home is bright and welcoming. Newly updated, it boasts a spacious kitchen, vaulted ceilings, and a cozy gas fireplace. Enjoy the convenience of a double carport with a storage area and a covered deck. Recent upgrades include two fully renovated bathrooms and new carpeting in the bedrooms and living room. The oversized extended patio offers privacy, surrounded by lush hedging—one of the most secluded yards in the complex. This gated 55+ community features a clubhouse, social activities, visitor and RV parking, and is pet-friendly. Perfectly located in Walnut Grove, just steps from transit!

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