R2945642 Townhouse

## 17 9025 216 STREET LANGLEY

Walnut Grove, V1M 2X6

Residential Attached \$1,125,000 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 1996	3
Frontage (ft):		Bathrooms:	3	Age:	28	
ot Area:		Full Baths:	2	Zoning:	RM1	
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,62	20.12
Rear Yard Exp:		Maint. Fee:	673.00	For Tax Year:	2024	Ļ
/iew:	Yes			P.I.D.:	023-	574-780
Style of Home:	Rancher/Bungalow w/	Loft	Parking:	Total: 2 - Covered:	2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Vinyl		Parking Access:	Rear		
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:	No		
Renovations:			Units in Dev:	- Total Units in Stra	ata: 95	
of Fireplaces:	2 - Fuel: Gas - Natura	l	Distance to:			
/ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Baseboard,Hot Water,	Natural Gas	Property Disc:	Yes		
outdoor Area:	Fenced Yard,Patio(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood,Wall/Wall/N	lixed	Fixtures Rmvd:	No		
	Yes : Greenbelt					
Igmt. Company:	Dwell - 604-821-2999					
/Igmt. Company: Complex / Subdiv:	Dwell - 604-821-2999 COVENTRY WOODS					
/Igmt. Company: Complex / Subdiv:	Dwell - 604-821-2999 COVENTRY WOODS Electricity					
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA	N LMS2035, PART E1/2, SECTIO	DN 36, TOWNSHIP 8, NEW WES PORTION TO THE UNIT ENTITL			
/Igmt. Company: Complex / Subdiv: Services Connected: .egal:	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE	N LMS2035, PART E1/2, SECTIO	PORTION TO THE UNIT ENTITL			
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/Igmt. Company: Complex / Subdiv: Services Connected:	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv	PORTION TO THE UNIT ENTITL virlpool/Hot Tub rby			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering.	PORTION TO THE UNIT ENTITL virlpool/Hot Tub rby			
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: eatures: cylaw Restric:	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed	PORTION TO THE UNIT ENTITL virlpool/Hot Tub rby			
Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: cite Influences: ceatures: cylaw Restric: isting Broker(s):	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed	PORTION TO THE UNIT ENTITL virlpool/Hot Tub rby			WN ON FORM 1
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9	PORTION TO THE UNIT ENTITL viripool/Hot Tub rby s	EMENT OF THE STRA	TA LÓT AS SHO	WN ON FORM 1
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions	PORTION TO THE UNIT ENTITL viripool/Hot Tub s Fibor	EMENT OF THE STRA	TA LOT AS SHO	WN ON FORM 1
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9	PORTION TO THE UNIT ENTITL viripool/Hot Tub rby s Floor Main	EMENT OF THE STRA Type Laundry	TA LÓT AS SHO Dimen 5'4 x 8'	WN ON FORM 1 sions '3 7'7
Igmt. Company: complex / Subdiv: ervices Connected: egal: 	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft <b>Dimensions</b> 13'2 x 13'9 13'2 x 10'1	PORTION TO THE UNIT ENTITL virlpool/Hot Tub rby s Floor Main Main	EMENT OF THE STRA <b>Type</b> Laundry Foyer	TA LOT AS SHO Dimen 5'4 x 8' 4'10 x 3	WN ON FORM 1 sions '3 7'7 12'6
Igmt. Company: Complex / Subdiv: Services Connected: egal: menities: Site Influences: Features: Bylaw Restric: Listing Broker(s): loor lain lain lain	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft <b>Dimensions</b> 13'2 x 13'9 13'2 x 10'1 9'5 x 9'7	PORTION TO THE UNIT ENTITL virlpool/Hot Tub rby s Floor Main Main Above	EMENT OF THE STRA <b>Type</b> Laundry Foyer Bedroom	TA LOT AS SHO Dimen 5'4 x 8' 4'10 x 15'8 x	WN ON FORM 1 sions '3 7'7 12'6 < 12'11
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Family Room	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9 13'2 x 10'1 9'5 x 9'7 13'5 x 12'4	PORTION TO THE UNIT ENTITL virlpool/Hot Tub rby s Floor Main Main Above Above	EMENT OF THE STRA <b>Type</b> Laundry Foyer Bedroom Bedroom	Dimen 5'4 x 8' 4'10 x 1 15'8 x 12'10 x	WN ON FORM 1 sions '3 7'7 12'6 < 12'11
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9 13'2 x 10'1 9'5 x 9'7 13'5 x 12'4 9'9 x 9'7	PORTION TO THE UNIT ENTITL virlpool/Hot Tub rby s Floor Main Main Above Above	EMENT OF THE STRA <b>Type</b> Laundry Foyer Bedroom Bedroom	Dimen 5'4 x 8' 4'10 x 1 15'8 x 12'10 x	WN ON FORM 1 sions '3 7'7 12'6 < 12'11
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room Mitchen Family Room Eating Area Primary Bedroom Walk-In Closet	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9 13'2 x 10'1 9'5 x 9'7 13'5 x 12'4 9'9 x 9'7 13' x 15' 5'8 x 3'11 # Of Rooms:	PORTION TO THE UNIT ENTITL viripool/Hot Tub rby s Floor Main Main Above Above Above Above Above	EMENT OF THE STRA Type Laundry Foyer Bedroom Bedroom Walk-In Closet Bathroom Floor	Dimen           5'4 x 8'           4'10 x 1           15'8 x 1           12'10 x 4'7 x 6'	WN ON FORM 1 sions '3 7'7 12'6 (12'11 Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Walk-In Closet	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9 13'2 x 10'1 9'5 x 9'7 13'5 x 12'4 9'9 x 9'7 13' x 15' 5'8 x 3'11	PORTION TO THE UNIT ENTITL viripool/Hot Tub rby s Floor Main Main Above Above Above Above 12 1	EMENT OF THE STRA Type Laundry Foyer Bedroom Bedroom Walk-In Closet Bathroom Floor Main	Dimen 5'4 x 8' 4'10 x 15'8 x 12'10 x 4'7 x 6'	<b>sions</b> '3 '7'7 12'6 < 12'11
Igmt. Company: complex / Subdiv: ervices Connected: egal: 	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Walk-In Closet 1,270 sqft	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9 13'2 x 10'1 9'5 x 9'7 13'5 x 12'4 9'9 x 9'7 13' x 15' 5'8 x 3'11 # Of Rooms: # Of Kitchens: # Of Levels:	PORTION TO THE UNIT ENTITL viripool/Hot Tub rby s Floor Main Main Above Above Above Above Above	EMENT OF THE STRA Type Laundry Foyer Bedroom Bedroom Walk-In Closet Bathroom Floor	Dimen           5'4 x 8'           4'10 x 1           15'8 x 1           12'10 x 4'7 x 6'	WN ON FORM 1 sions '3 7'7 12'6 (12'11 Ensuite?
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Walk-In Closet 1,270 sqft 679 sqft	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9 13'2 x 10'1 9'5 x 9'7 13'5 x 12'4 9'9 x 9'7 13' x 15' 5'8 x 3'11 # Of Rooms: # Of Kitchens:	PORTION TO THE UNIT ENTITL viripool/Hot Tub rby s Floor Main Main Above Above Above Above 12 1	EMENT OF THE STRA Type Laundry Foyer Bedroom Bedroom Walk-In Closet Bathroom Floor Main	Dimen           5'4 x 8'           4'10 x 1'           15'8 x 1'           12'10 x 4''7 x 6''           # of Pieces           2	WN ON FORM 1 sions '3 7'7 12'6 ( 12'11 Fensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst <b>Type</b> Living Room Dining Room Dining Room Kitchen Family Room Eating Area Primary Bedroom Walk-In Closet 1,270 sqft 679 sqft 0 sqft	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 x 13'9 13'2 x 10'1 9'5 x 9'7 13'5 x 12'4 9'9 x 9'7 13' x 15' 5'8 x 3'11 # Of Rooms: # Of Kitchens: # Of Levels:	PORTION TO THE UNIT ENTITL viripool/Hot Tub rby s Floor Main Main Above Above Above Above 12 1	EMENT OF THE STRA Type Laundry Foyer Bedroom Bedroom Walk-In Closet Bathroom Floor Main Main	Dimen           5'4 x 8'           4'10 x 1'           15'8 x 1'           12'10 x 4''7 x 6''           # of Pieces           2           5	WN ON FORM 1  sions '3 7'7 12'6 (12'11  Ensuite? No Yes
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Dwell - 604-821-2999 COVENTRY WOODS Electricity STRATA LOT 56, PLA ANINTEREST IN THE V,AS APPROPRIATE Exercise Centre,In Su Central Location,Gree ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Royal LePage - Wolst Vers Allowed w/Rest., Royal LePage - Wolst Living Room Dining Room Dining Room Eating Area Primary Bedroom Walk-In Closet	N LMS2035, PART E1/2, SECTIO COMMON PROPERTY IN PRO ite Laundry,Recreation Center,Sv enbelt,Private Yard,Shopping Nea ve/DW,Drapes/Window Covering: Rentals Allowed encroft Dimensions 13'2 × 13'9 13'2 × 10'1 9'5 × 9'7 13'5 × 12'4 9'9 × 9'7 13' × 15' 5'8 × 3'11 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	PORTION TO THE UNIT ENTITL viripool/Hot Tub rby s Floor Main Above Above Above 12 1 2 None	EMENT OF THE STRA Type Laundry Foyer Bedroom Bedroom Walk-In Closet Bathroom Floor Main Main	Dimen           5'4 x 8'           4'10 x 1'           15'8 x 1'           12'10 x 4''7 x 6''           # of Pieces           2           5	WN ON FORM 1  sions '3 7'7 12'6 (12'11  Ensuite? No Yes

Coventry Woods! Sought after gated complex surrounded by lush greenbelt, close to schools, shopping, restaurants, transit & easy access to HWY 1. This DUPLEX style home offers a great layout w/ VAULTED ceiling in L/R & D/R plus family room off the kitchen. The spacious PRIMARY bdrm on the MAIN floor offers greenbelt views, updated ensuite w/quartz counters, designer lighting, W/I shower & soaker tub. The main floor boasts newer flooring, fresh paint & updated blinds. The kitchen has been updated w/quartz counters, backsplash & has S/S appl. Two large bedrooms upstairs w/ shared main bathroom, one w/ W.I closet. One of the LARGEST fenced yards in the complex, great for entertaining! Amenities-Club House pool, hot tub & exercise rm. No age restriction, pet friendly, no size restriction.

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.