## 408 8067 207 STREET LANGLEY

Willoughby Heights, V2Y 0N9

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Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui		5
rontage (ft):		Bathrooms:	2	Age:	9	
ot Area:		Full Baths:	2	Zoning:	CD-7	75
lood Plain:		Half Baths:	0	Gross Taxes:	\$3,2	36.97
Rear Yard Exp:		Maint. Fee:	434.57	For Tax Year:	2024	Ļ
/iew:	Yes			P.I.D.:	029-	672-830
Style of Home:	Upper Unit		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Fibre Cement Board.Mixed.Stone		Parking Access:	Front		
oundation:			Parking:	Garage; Undergro	und	
ain Screen:			Locker:	Yes		
Renovations:			Units in Dev:	188		
of Fireplaces:	1 - Fuel: Electric		Distance to:	100		
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric		Property Disc: PAD Rental:	Yes		
Dutdoor Area:	Balcony(s)			Na		
Type of Roof:	Asphalt		Fixtures Leased:	No		
floor Finish:	Laminate,Tile		Fixtures Rmvd:	No		
Mgmt. Company:	Yes : Sunset and mou Strataco Mgmt Ltd - 6 Yorkson Parkside 1		'			
Mgmt. Company: Complex / Subdiv:	Strataco Mgmt Ltd - 6 Yorkson Parkside 1		/ater			
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Strataco Mgmt Ltd - 6 Yorkson Parkside 1 Electricity,Natural Gas PLAN EPS2880 LT 58	504-294-4141 s,Sanitary Sewer,Storm Sewer,W 3 LD 36 SEC 26 TWNSP 8 NEW	/ater WESTMINSTER LAND DISTRICT, EMENT OF THE STRATA LOT AS		N INTEREST IN 1	THE COMMON
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Desirable Yorkson Creek Parkside 1 built by Quadra. This is one of the largest units at 1,311 sq ft 2 Primary suites w/ ensuites & heated floors, walk-closets. Large open plan offering a den/office plus 180 sq ft west facing solarium with retractactable glass doors for year round use plus spectacular sunsets. 9 ft Ceilings, solid wood cabinets, granite counters, plus eating bar, gas stove, microwave. Large family size dining room. Heat pump system with A/C. Electric Fireplace. Walk to shopping, restaurants and all level of schools. Tennis center including future rec center w/ pool, library, Gym steps away. 2 parking w/ garage style storage behind. Easy access to HWY 1 and city center. Strata fee includes gas, hot water, gym. Luxury living and Truly a great place to call home.

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.