

# 110-8888 216 STREET

## HYLAND CREEK

3 BED | 3 BATH | LOT SIZE 3,486 | LIVING AREA 1,938 SQFT



Welcome to Hyland Creek in beautiful Walnut Grove. This 1721sqft 3Bed home has much to offer. Situated in the back corner of the complex allowing for less traffic which lets your children play safely. Enjoy view off kitchen of flower gardens and entertain year-round on the large patio and 12x18 covered sundeck with a greenspace view! Efficient main has 2 distinct sitting areas to entertain guests: off the kitchen and living room, w/ convenient powder room. Large Master w/ spacious seating area and private walk-out deck. Lots of storage in the walk-out basement media room, or could serve as a 4th bedroom. Within walking distance to elementary schools, French Immersion, and W.G. Secondary. Near Hwy 1 & Golden Ears bridge. Enjoy Hyland living with Bare Land Strata Fee less than \$50!



604-533-3491  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**JOEL & TYLER SCHACTER**  
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



# WALK SCORE

Walk Score  
**16**

## Car-Dependent

Almost all errands require a car

Bike Score  
**38**

## Somewhat Bikeable

Minimal bike infrastructure

# COMMUTE to downtown Langley



17 min



36 min



35 min



60+ min



# SCHOOL CATCHMENT

## Topham Elementary

21555 91 Avenue  
Langley, BC V1M 3Z3  
(604) 88-6111

## Walnut Grove Secondary

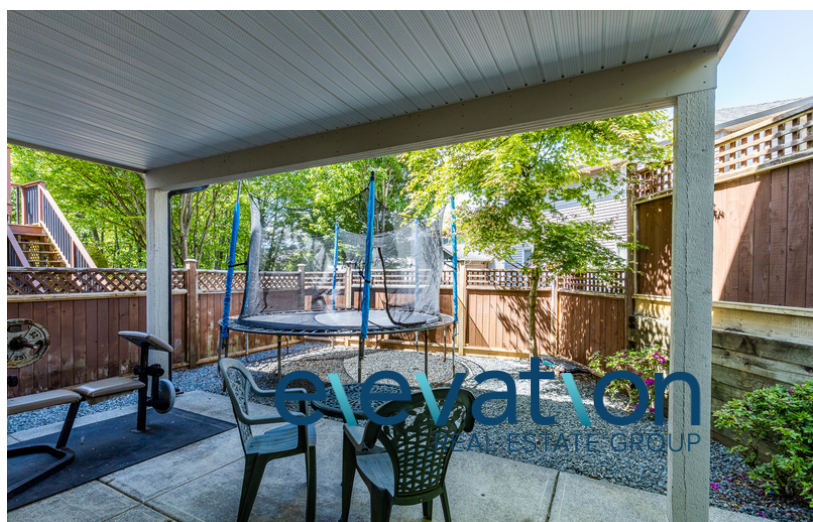
8919 Walnut Grove Drive  
Langley, BC V1M 2N7  
(604) 882-0220









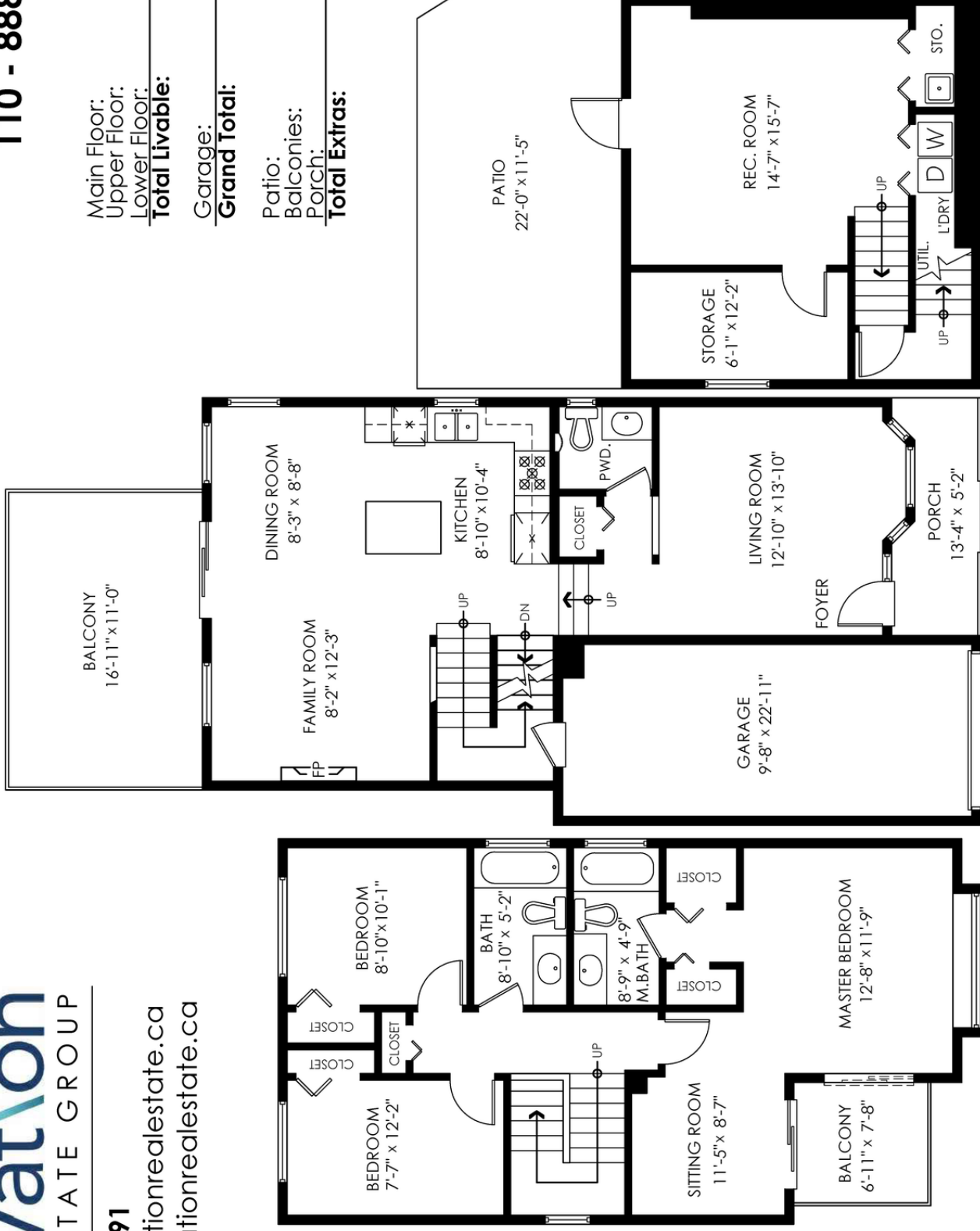




Main Floor:	709 sq.ft.
Upper Floor:	754 sq.ft.
Lower Floor:	443 sq.ft.
<b>Total Livable:</b>	<b>1,906 sq.ft.</b>

Garage:	239 sq.ft.
<b>Grand Total:</b>	<b>2,145 sq.ft.</b>

Patio:	251 sq.ft.
Balconies:	239 sq.ft.
Porch:	59 sq.ft.
<b>Total Extras:</b>	<b>549 sq.ft.</b>



## Upper Floor Plan

**Floor Area:** 754 sq.ft.  
**Ceiling Height:** 8'-1"

## Main Floor Plan

**Floor Area:** 709 sq.ft.  
**Ceiling Height:** 8'

## Lower Floor Plan

**Floor Area:** 443 sq.ft.  
**Ceiling Height:** 8'-3"



MEASURED ON: (2021-06-25)

Measuring, Scanning, Design | 604-329-5788

**L&O insured.** Total square foot calculated to gross unit area. Unit based on interior measurements to exterior walls, not taken from original blueprints, may include unutilized area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. [www.PixlWorks.com](http://www.PixlWorks.com)



TREELAND  
REALTY



ALL THE RAGE  
CREATIVE

**Active**  
**R2596605**  
 Board: F  
 House/Single Family

**110 8888 216 STREET**

Langley  
 Walnut Grove  
 V1M 3Z8

Residential Detached  
**\$969,900 (LP)**



Sold Date: Frontage (feet): **68.61** Original Price: **\$969,900**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2000**  
 Depth / Size: **90.22** Bathrooms: **3** Age: **21**  
 Lot Area (sq.ft.): **3,486.00** Full Baths: **2** Zoning: **CD-21**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$3,998.82**  
 Rear Yard Exp: **Northwest** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **024-529-664**

View: **Yes: Mountains**  
 Complex / Subdiv: **Hyland Creek**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Single**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **STRATA LOT 69, PLAN LMS3865, PART W1/2, SECTION 31, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V.**  
 Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 10'6	Bsmt	Storage	5'11 x 10'8			x
Main	Dining Room	8'7 x 10'6	Bsmt	Laundry	2'7 x 10'0			x
Main	Family Room	10'11 x 11'11	Bsmt	Patio	11'4 x 17'3			x
Main	Living Room	12'8 x 12'7						x
Main	Porch (enclosed)	11'4 x 17'3						x
Above	Master Bedroom	12'9 x 11'10						x
Above	Nook	11'6 x 8'8						x
Above	Bedroom	7'8 x 12'1						x
Above	Bedroom	9'0 x 10'1						x
Bsmt	Recreation Ro...	15'6 x 13'10						x

Finished Floor (Main):	702	# of Rooms:13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	779	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	457	Suite: <b>None</b>	3	Above	4	No	Pool:
Finished Floor (Total):	1,938 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
		Beds in Basement:0	5			No	Door Height:
Unfinished Floor:	0	Basement: <b>Fully Finished, Separate Entry</b>	6			No	
Grand Total:	1,938 sq. ft.		7			No	
			8			No	

Listing Broker(s): **RE/MAX Treeland Realty**

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

RED Full Public (Blank)

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<https://bcres.paragonrels.com/publink/default.aspx?GUID=72d99516-263a-4e30-a716-81460b8b905a>

