

# 201-8880 202 STREET

1 BEDROOM | 1 BATHROOM  
LIVING AREA: 575 SQFT



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JOEL & TYLER SCHACTER  
**elevation**  
RE/MAX TREELAND REALTY



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

# RESIDENCES AT VILLAGE SQUARE

Adult oriented homes for 55 and older. This beautiful 1 bedroom unit has been updated with hardwood flooring throughout the main living area and features over-height ceilings, shaker wood cabinets, tile backsplash, an upgraded fridge & more. Stay comfortable with the added sunshades, ceiling fan and included air-conditioners in the summer and with the cozy fireplace in the colder months. The spacious bathroom has been completely remodelled and includes heated flooring and remote lighting. The Residences offers concierge service, media room, lounge with cozy fireplace, central park with walking paths, seating areas, BBQ & putting green, fitness centre & rooftop patio- perfect for maintenance free living



# WALK SCORE

Walk Score

73

## Very Walkable

Most errands can be accomplished on foot.

Bike Score

75

## Very Bikeable

Biking is convenient for most trips.

Commute to **Downtown Langley**



12 min



20 min



29 min



60+ min

# SCHOOL CATCHMENT

## Dorothy Peacock Elementary

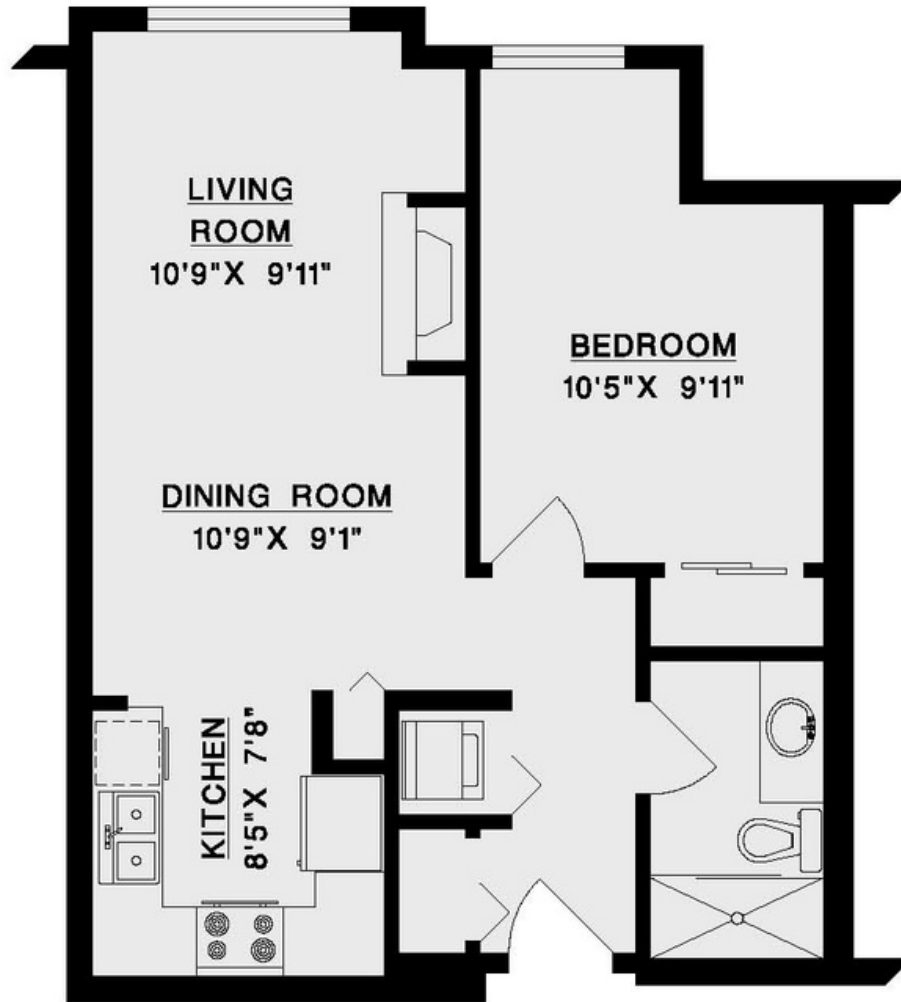
20292 91A Avenue,  
Langley, BC V1M 2G2  
(604) 513-8000

## Walnut Grove Secondary

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



elevation  
REAL ESTATE GROUP



<b>MAIN FLOOR</b>	<b>575 SQ. FT.</b>
<b>FINISHED AREA</b>	<b>575 SQ. FT.</b>



DRAWN BY: CN  
DATE: JANUARY 2021  
REVISED:

**MEASURE MASTERS**  
SURVEYING & MAPPING  
(604) 539-0265  
survey@measuremasters.ca

\*Area measurements taken to center of all walls.

For a 3D virtual walkthrough, visit:  
<https://www.elevationrealestate.ca/our-properties/201-8880-202-street>

**Active**  
**R2605960**  
 Board: F  
 Apartment/Condo

**201 8880 202 STREET**

Langley  
 Walnut Grove  
 V1M 2W6

Residential Attached  
**\$352,880 (LP)**



Sold Date: If new, GST/HST inc?: Original Price: **\$352,880**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2005**  
 Frontage(feet): Bathrooms: **0** Age: **16**  
 Frontage(metres): Full Baths: **0** Zoning: **CD-25**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,116.60**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **026-327-643** Tax Inc. Utilities?: **Yes**  
 View: **No :**  
 Complex / Subdiv: **The Residences at Village Square**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Vinyl, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**  
 Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 29 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS1359TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, Restaurant, Wheelchair Access, Concierge**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): <b>576</b>	Units in Development:	Tot Units in Strata: <b>94</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>West</b>	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Bayside Property Services Ltd.</b>	Mgmt. Co's #: <b>604-432-7774</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$277.89</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Taxes</b>		
Finished Floor (Total): <b>576 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>576 sq. ft.</b>	Bylaws Restrictions: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age: <b>55+</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>6 #</b>		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>4</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'9 x 9'11			x	1	Main		No
Main	Dining Room	10'9 x 9'1			x	2			No
Main	Kitchen	8'5 x 7'8			x	3			No
Main	Bedroom	10'5 x 9'11			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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

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REA Full Public

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