



Presented by:
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Active **60 7169 208A STREET** Residential Attached
R2573535 Langley **\$699,000 (LP)**
 Board: F Willoughby Heights (SP)



Sold Date: Frontage (feet): Original Price: **\$699,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **3** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-110**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,272.10**
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**
 Exposure: **North** Maint. Fee: **\$146.83** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-320-241**
 Mgmt. Co's Name: **Davin** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-594-5643**
 View: **:**
 Complex / Subdiv: **Lattice**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Carport & Garage, Carport; Single, Garage; Single		Locker:
Exterior: Vinyl, Wood			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 Min Walk	Total Units in Strata: 84
Rain Screen:	R.I. Plumbing:	Units in Development: 84	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard		Floor Finish: Laminate, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **STRATA LOT 6 PLAN EPS4602 SECTION 13 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Security System, Vacuum -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'10 x 10'5			x			x
Main	Kitchen	15' x 14'7			x			x
Main	Living Room	14'3 x 12'11			x			x
Below	Den	14'3 x 8'10			x			x
Above	Bedroom	8'8 x 8'5			x			x
Above	Bedroom	10'10 x 8'5			x			x
Above	Master Bedroom	11'1 x 10'11			x			x
Above	Walk-In Closet	7'5 x 3'7			x			x
					x			x
					x			x

Finished Floor (Main): 607	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 616	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 202	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 1,425 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			No	Grg Dr Ht:
Unfinished Floor: 0				6			No	
Grand Total: 1,425 sq. ft.	Basement: Fully Finished, Part			7			No	
				8			No	

Listing Broker(s): **Royal LePage West Real Estate Services**

Welcome to Lattice at Milner Heights! Be a part of this family-friendly & vibrant community. This complex is located just minutes away from major conveniences such as Costco & Walmart; easily accessible transit & commuter options; beautiful walking trails, and so much more! This unit is STUNNING with quartz countertops, stainless steel appliances, open feel, 9 ft ceilings, and of course - we love a main floor walk-out! Featuring a very chic powder room on the main floor, south-facing balcony, three bedrooms upstairs, spacious walk-in closet in the master bedroom, dual vanity in the ensuite bath, and a den/flex space off the garage - this unit has it all. Pet friendly & located in a private, low-traffic area of the complex, you will love calling this place home.