



RAMIREZ REAL ESTATE

CENTRAL LOCATION CLOSE TO SCHOOLS & SHOPPING

149-6747 203 STREET | LANGLEY | V2Y 3B5



2 BEDROOMS

2 BATHROOMS

1,188 SQ. FT.

SCHOOLS & SHOPPING NEARBY

DESCRIPTION

Sagebrook by Polygon is located close to shopping, Costco, all levels of school, recreation and much more. This END UNIT provides plenty of natural light and an open concept main floor with deck access off the kitchen for convenient BBQing in the summer and direct access to the fenced backyard perfect for kids & pets. The kitchen has lots of cabinetry and stainless steel appliances. Upstairs has 2 spacious bedrooms including a master with his/hers closets & large ensuite with double sinks. This well run complex is ideal for families and boasts loads of amenities such as outdoor pool, gym, clubhouse, playground & much more. All this including additional storage space in the garage and parking for 3 vehicles.

SPECIFICATIONS

STYLE OF HOME:	TOWNHOME
YEAR BUILT:	2005
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	CENTRAL LOCATION



KW ELITE REALTY
KELLER WILLIAMS

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Presented by:
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Active
R2557890

Board: F
 Townhouse

149 6747 203 STREET

Langley
 Willoughby Heights
 V2Y 3B5

Residential Attached

\$599,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$382.42**

Original Price: **\$599,000**
 Approx. Year Built: **2005**
 Age: **16**
 Zoning: **MULTI**
 Gross Taxes: **\$3,225.78**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **026-477-149**
 Tour: **Virtual Tour URL**

Mgmt. Co's Name: **AWM Alliance**

Mgmt. Co's Phone:

View:

:

Complex / Subdiv: **Sagebrook**

Services Connected: **Electricity, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **3 Storey, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **2**
 Parking: **Grge/Double Tandem**
 Dist. to Public Transit: **1 Block**
 Units in Development: **164**
 Title to Land: **Freehold Strata**

Parking Access: **Front**
 Locker:
 Dist. to School Bus: **1 Block**
 Total Units in Strata: **164**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 137, PLAN BCS981, DISTRICT LOT 311, GROUP 2, 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, AS**
 Amenities: **Club House, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'1 x 12'11			x			x
Main	Living Room	11'6 x 10'10			x			x
Main	Dining Room	1'4 x 10'10			x			x
Above	Master Bedroom	13'2 x 11'10			x			x
Above	Bedroom	11'10 x 11'1			x			x
Below	Foyer	7' x 4'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	568	# of Rooms: 6	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	586	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below):	34	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,188 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,188 sq. ft.				7				
					8				

Listing Broker(s): **Keller Williams Elite Realty**

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