

BUILDING BROCHURE

OUTLOOK - 8250 209B BUILDING

8250 209B St. · Langley, BC V2Y 0J7 · Willoughby Heights



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4 FOR SALE
FROM \$649,000

10 SOLD · 12 MO
\$600,000-\$855,000

12-MO SOLD TREND
-14.4

Unit Mix

2 Bedroom 39 units 1,201 – 1,327 sf from \$525,000	3 Bedroom 18 units 1,250 – 1,547 sf from \$655,000	4 Bedroom 10 units 1,463 – 1,813 sf from \$600,000
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For Sale in Outlook – 8250 209b Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$739,000	3 / 3	1297 sf	\$570	31 8250 209B STREET
\$718,000	4 / 3	1496 sf	\$480	34 8250 209B STREET
\$679,900	2 / 3	1250 sf	\$544	25 8250 209B STREET
\$649,000	2 / 3	1250 sf	\$519	62 8250 209B STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$672,500	2 / 3ba	1327 sf	\$507	2026-07-23
\$667,000	3 / 3ba	1250 sf	\$534	2026-07-03
\$600,000	2 / 3ba	1254 sf	\$478	2026-07-02
\$655,000	3 / 3ba	1292 sf	\$507	2026-06-29

Value & Financing

Price Positioning \$528 /sq ft Active listings here average \$528/sf vs \$645/sf across Willoughby Heights. 18% below area average	Mortgage Snapshot \$3,108 /mo Entry price (from) \$649,000 20% down payment \$129,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2011	LEVELS 3	SUITES 102	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3981	DEVELOPER Royale Properties Ltd.,

Overview

Outlook - 8250 209B Street, Langley City, BC, Canada, Strata Plan No. BCS3981, 3 levels, 102 townhomes, built 2011 - located at the corner of 209A Street and 83rd Avenue in Yorkson Community of Langley. Developed by Royale Properties, Outlook is a collection of 102 parkside rowhomes located in a great neighborhood with a stone waterfall, lush landscaping and great amenities. With classic West Coast Architecture and eye catching roof lines create an outstanding exterior facade and curb appeal for these new Outlook townhomes. Inside, Outlook homes feature 9 foot ceilings, expansive windows, elegant exotic Teak or Wenge wide planked laminate floors, loop pile carpeting, and private decks or fenced yards. The gourmet kitchens have pantries, granite countertops with ridged ceramic tile backsplash, contemporary wrapped cabinets, and Samsung stainless steel appliances & front load washer and dryer. The bathrooms also include deluxe walk-in shower, porcelain tile walls and flooring, soothing deep soaker tub and Delta polished chrome faucets and accessories.

Located across from a new elementary school and beside proposed town centre and park, convenience is something Outlook will not lack. Just 10 minutes away is the Willowbrook Shopping Centre, Save-On-Foods, IGA, Supper Store, Cosco and Best Buy. Recreational options include Municipal Hall, Walnut Grove Community Center, Langley Memorial Hospital, Redwoods Golf Course, and Willoughby Park too. As far as transportation is concerned, the Outlook homes are close to Highway 1 and Golden Ears Bridge. There are top rated schools for all ages including Willoughby Elementary School, Walnut Grove High School, Langley Fine Arts School, Kwantlen University and Trinity Western University. Outlook is managed by Davin 604-594-5643. 2 cats or 2 dogs allowed, rentals allowed.

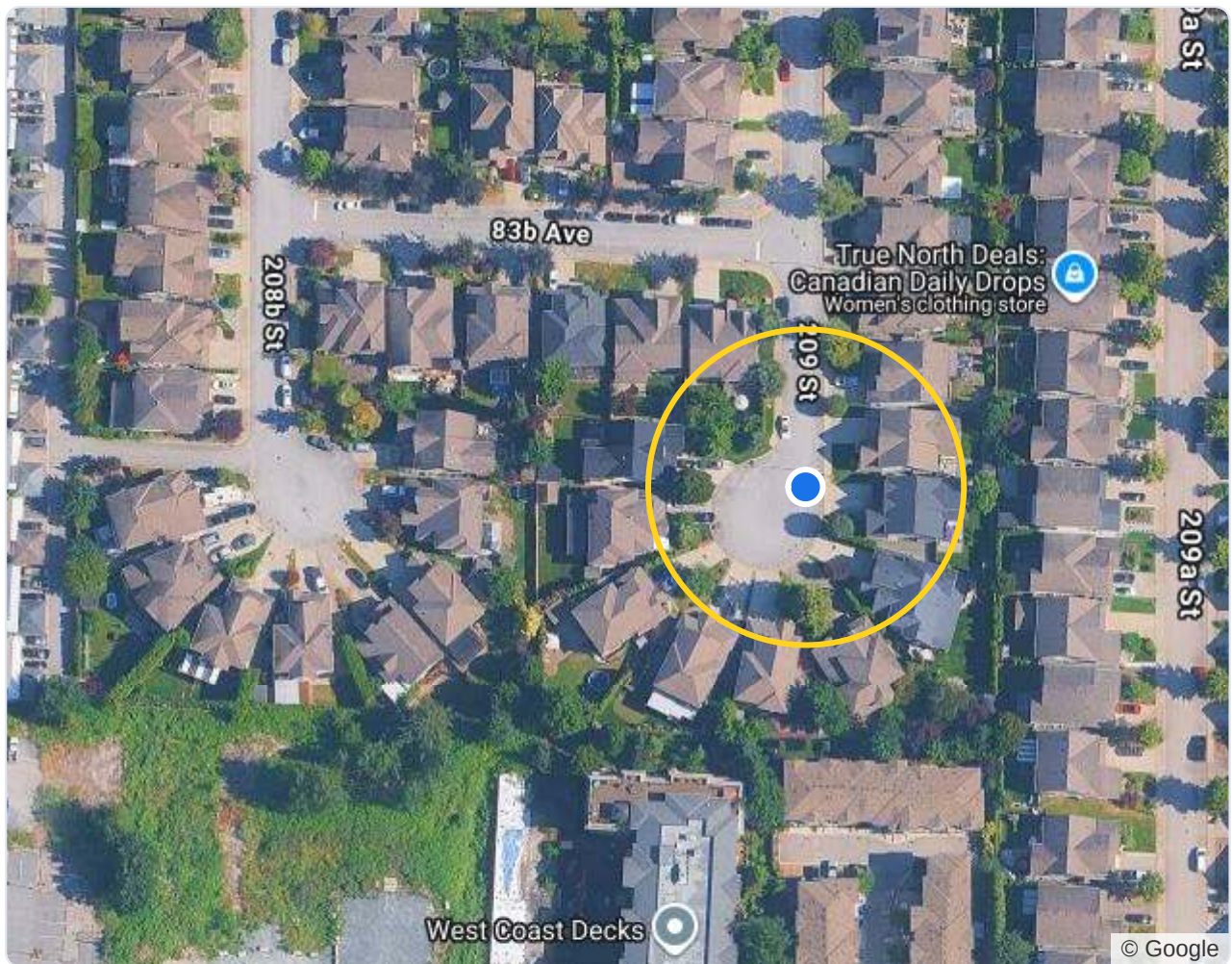
Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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