

LISTING features

RE/MAX
Treeland Realty
101 - 6337 - 198th Street
Langley, B.C. V2Y 2E3



102 - 20125 55A Avenue, Langley

BLACKBERRY II - Spacious (1038 sq ft), elevated, Ground-floor 2 bedroom, 2 full bath unit across from Park & Community gardens. Living room features corner gas fireplace (gas & hot water inc. in strata fee) & opens onto large (135sqft) deck looking Southwest over trees & lawn - very PRIVATE! Open plan w/ bedrooms separated by living area- windows open to trees & garden. Master bedroom boasts room for King-size bed, plus walk-in closet & full ensuite w/double sinks & soaker tub. Kitchen features eating bar & space for full table set. TWO parking stalls, storage locker, Amenities room, BBQ & PET OK. Newer roof, Rainscreened, hallway carpets recently replaced, updated building. Flexible move-in dates!

Bedrooms	2
Bathrooms	2
Size	1,038 sf
Lot	\$308.82



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R2253546
Apartment/Condo

102 20125 55A AVENUE
Langley
Langley City
V3A 8L6



TAKE THE TOUR



Depth/Size (ft.):	Frontage (ft.):	Appl:
Lot Area	Bedrooms: 2	Age:
Flood Plain: No	Bathrooms: 2	Zoning: MF
Rear Yard	Full Baths: 2	Gross Taxes: \$1,429.11
Exp:	Half Baths: 0	For Tax Year: 2017
	Maint. Fee: \$308.82	P.I.D.: 018-639-925

Mgmt. Co's Name: **NAI**
Mgmt. Co's Phone: **604-534-7974**
View: **Yes: over garden**
Complex / Subdiv: **Blackberry Lane II**

Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home:	Ground Level Unit,Rancher/Bungalow	Total Parking:	2	Covered Parking:	2	Parking Access:	Front,Side
Construction:	Frame - Wood	Parking:	Garage; Underground,Visitor Parking				
Exterior:	Hardi Plank,Mixed	Locker:	Yes				
Foundation:	Concrete Perimeter	Dist. to Transit:	Dist to School Bus:				
Rain Screen:	Full	Title to Land:	Freehold Strata				
Renovations:		Property Disc.:	Yes				
# of Fireplaces:	1	PAD Rental:					
Fireplace Fuel:	Gas - Natural	Fixtures Leased:	No				
Water Supply:	City/Municipal	Fixtures Rmvd:	No				
Fuel/Heating:	Electric,Natural Gas	Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed				
Outdoor Area:	Balcony(s)						
Type of Roof:	Fibreglass,Torch-On						

Maint Fee Inc: **Gardening,Gas,Hot Water,Management**
Legal: **PL LMS1257; LT 2; DL 305; LD 36; GROUP 2, TOGETHER WITH AN INTEREST IN THE COMMO**
Amenities: **Club House,Elevator,In Suite Laundry,Storage**
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	Living Room	13' x 12'			x			x
Main	Kitchen	11' x 9'4			x			x
Main	Dining Room	7'5 x 7'3			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	11' x 10'6			x			x
Main	Foyer	6'7 x 4'6			x			x
Main	Walk-In Closet	6' x 4'			x			x
		x			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,038	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3			
Finished Floor (Total):	1,038 sq. ft.	# or % of Rentals Allowed:			4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Not Allowed			5			
Grand Total:	1,038 sq. ft.	Basement: None			6			
					7			
					8			

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

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The enclosed information while deemed to be correct, is not guaranteed.
This communication is not intended to solicit properties already listed for sale.

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