

LISTING features

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



210 - 20200 56 AVENUE

INVESTORS! FIRST-TIME BUYERS! DOWN-SIZERS! THE BENTLEY - CUTE 1 BEDROOM, TWO DEN UPPER UNIT OVERLOOKING COURTYARD - FRESHLY PAINTED, AND BRAND-NEW APPLIANCES! FRONT DEN HAS LOTS OF NATURAL LIGHT & COULD WORK AS OFFICE OR NURSERY- NO CLOSET SO NOT CALLED A BEDROOM. SECOND DEN ALSO FLEXES AS OFFICE OR STORAGE. SPACIOUS MASTER BEDROOM OPENS TO BALCONY & BOASTS WALK-IN CLOSET & ROOM FOR KING-SIZE BED. KITCHEN FEATURES STAINLESS APPLIANCES (SELF-CLEANING OVEN), & EATING BAR. LIVING RM OPENS TO GOOD-SIZE BALCONY & FEATURES GAS FIREPLACE (INCLUDED IN STRATA FEE). RENTALS & TWO PETS ALLOWED ANY SIZE! RAINSCREENED BUILDING, STORAGE LOCKER, UNDERGROUND PARKING. WALK TO PARK, SHOPS, TRANSIT, CAFES. VIEW BY APPOINTMENT - VACANT & EASY TO SHOW.

| | |
|----------------------|----------|
| Tax | \$875.98 |
| Maint. | \$283.59 |
| Year Built | 1997 |
| Bedrooms | 1 |
| Bathrooms | 1 |
| Size ft ² | 770 |



Tammy  **evans** PREC

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R2259344
Apartment/Condo

210 20200 56 AVENUE
Langley
Langley City
V3A 8S1



| | | | |
|---|-----------------|-------------------|--------------------|
| Depth/Size (ft.): | Frontage (ft.): | Approx. Yr Built: | 1997 |
| Lot Area: | Bedrooms: | Age: | 21 |
| Flood Plain: | Bathrooms: | Zoning: | MF |
| Rear Yard Exp: | Full Baths: | Gross Taxes: | \$875.98 |
| | Half Baths: | For Tax Year: | 2017 |
| | Maint. Fee: | P.I.D.: | 023-974-460 |
| Mgmt. Co's Name: NAI | | | |
| Mgmt. Co's Phone: 604-534-7974 | | | |
| View: Yes: Courtyard | | | |
| Complex / Subdiv: The Bentley | | | |
| Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water | | | |

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Brick,Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground,Visitor Parking**
 Dist. to Transit: **1 Block** Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate,Tile,Wall/Wall/Mixed**

Maint Fee Inc: **Gardening,Gas,Hot Water,Management**
 Legal: **PL LMS3034; LOT 42; LOT DIST 305; LD 36 TOGETHER WITH AN INTEREST IN THE COMMON**
 Amenities: **Elevator,In Suite Laundry,Recreation Center,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 | 12' x 10' | | | x | | | x |
| Main | Dining Room | 7' x 7' | | | x | | | x |
| Main | Kitchen | 9' x 7'2 | | | x | | | x |
| Main | Master Bedroom | 13'6 x 13' | | | x | | | x |
| Main | Den | 8' x 8' | | | x | | | x |
| Main | Den | 8' x 5'3 | | | x | | | x |
| Main | Laundry | 4' x 3'6 | | | x | | | x |
| Main | Walk-In Closet | 5' x 4'10 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|----------------------------|--------------------|--|-------------------------|-----------------------|-------------|--------------|--------------------|-----------------|
| Finished Floor (Main): | 770 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 1 | <u>Bath</u> | <u>Floor</u> | <u># of Pieces</u> | <u>Ensuite?</u> |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | | | |
| Finished Floor (Basement): | 0 | # of Pets: 2 Cats: Yes Dogs: Yes | | | 3 | | | |
| Finished Floor (Total): | 770 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | |
| Unfinished Floor: | 0 | Bylaw Restrict: Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed | | | 5 | | | |
| Grand Total: | 770 sq. ft. | Basement: None | | | 6 | | | |
| | | | | | 7 | | | |
| | | | | | 8 | | | |

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

INVESTORS! FIRST-TIME BUYERS! DOWN-SIZERS! THE BENTLEY - Cute 1 bedroom, TWO DEN upper unit overlooking Courtyard - freshly painted, and brand-new appliances! Front den has lots of natural light & could work as office or nursery- no closet so not called a bedroom. Second den also flexes as office or storage. Spacious master bedroom opens to balcony & boasts walk-in closet & room for King-size bed. Kitchen features stainless appliances (self-cleaning oven), & eating bar. Living rm opens to good-size balcony & features gas fireplace (included in strata fee). RENTALS & two pets allowed ANY SIZE! Rainscreened building, storage locker, underground parking. Walk to Park, shops, transit, cafes. View by appointment - vacant & easy to show. **OPEN HOUSE SAT. April 28th 1 - 3 PM**

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.

This communication is not intended to solicit properties already listed for sale.