



Presented by:
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Active
R2435485
 Board: F
 Apartment/Condo

212 20062 FRASER HIGHWAY

Langley
 Langley City
 V3A 0E6

Residential Attached

\$419,900 (LP)

(SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?: **No**
 Exposure: **West**
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$345.56**

Original Price: **\$419,900**
 Approx. Year Built: **2012**
 Age: **8**
 Zoning: **CD25**
 Gross Taxes: **\$1,634.02**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **Yes**
 P.I.D.: **028-948-173**
 Tour:

View: **:**
 Complex / Subdiv: **VARSITY**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **ON**
 Units in Development: **230**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Gardening, Gas, Hot Water, Management**
 Legal: **STLT 74, PL BCS4480, DL 309, GRP 2, NWD 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 APPROPRIATE.**

Amenities: **Bike Room, Elevator, In Suite Laundry**

Site Influences: **Central Location, Gated Complex, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Pantry, Security - Roughed In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'2 x 8'3			x			x
Main	Dining Room	10'3 x 9'3			x			x
Main	Living Room	15'6 x 10'6			x			x
Main	Master Bedroom	13'8 x 9'5			x			x
Main	Bedroom	9'5 x 8'6			x			x
Main	Laundry	5'9 x 5'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	820	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	820 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5			No	Grg Dr Ht:
Grand Total:	820 sq. ft.	Basement: None			6			No	
					7			No	
					8			No	

Listing Broker(s): **Royal LePage - Wolstencroft**

Welcome Home to the Varsity. This 820 sqft Home is Clean and welcoming. With Granite counters, Seperated bedrooms, Laundry Room (not a closet) which also works as a pantry space and East facing, you will be PROUD to call this home. The Popular complex is gated and close to everthing! Bring your Dog & your Cat as pets are welcome here. Kids too! Don't hesitate to put this on your list to view. Open House this Sat, the 15th between 1-3pm. Hope to see you there! If you are looking for an investment this has unrestricted Rentals.