



Presented by:
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Active
R2107736
 Board: F
 Apartment/Condo

104 20460 54 AVENUE

Langley
 Langley City
 V3A 6N6

Residential Attached
\$139,900 (LP)
 (SP) **M**



Sold Date: Frontage (feet): Original Price: **\$139,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1977**
 Depth / Size (ft.): Bedrooms: **1** Age: **39**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM 2**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$882.76**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
 Exposure: **West** Maint. Fee: **\$224.72** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **000-983-314**
 Mgmt. Co's Name: **Premier Strata Services** Tour:
 Mgmt. Co's Phone: **604-371-2208**
 View: **:**
 Complex / Subdiv: **Wheatcroft Manor**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Inside Unit	Total Parking: Covered Parking: 1 Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground, Open, RV Parking Avail.
Exterior: Mixed	Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit: .5
Rain Screen:	Units in Development:
Renovations:	Title to Land: Freehold Strata
Water Supply: City/Municipal	Seller's Interest: Registered Owner
Fireplace Fuel:	Property Disc.: Yes
Fuel/Heating: Baseboard, Hot Water, Natural Gas	Fixtures Leased: No
Outdoor Area: Balcony(s)	Fixtures Rmvd: No
Type of Roof: Other	Floor Finish: Wall/Wall/Mixed
Reno. Year:	Dist. to School Bus: 41
R.I. Plumbing:	
R.I. Fireplaces:	
# of Fireplaces: 0	

Maint Fee Inc: **Gardening, Heat, Management**
 Legal: **PL NWS936 LT 2 DL 36 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Freezer, Garage Door Opener, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6" x 6'6"			x			x
Main	Dining Room	14' x 8'6"			x			x
Main	Living Room	17' x 12'			x			x
Main	Master Bedroom	16'6" x 12'			x			x
Main	Den	14' x 7'			x			x
Main	Foyer	8' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 880	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 880 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 880 sq. ft.				7				
				8				

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

Incredible walkability here! Raised first floor is nearly 900 sqft. 1 Bdrm and Den in great, clean condition. Walk to Shops, Parks, Senior Centre, Lawn Bowling, Band Shell, Bus and more....Excellent location. Well maintained building with reasonable condo fees. Newer carpets, newer fridge...move right in! You will be surprised at just how roomy this unit is...the Den even has a window! 50+ please...no pets/rentals. Call for your personal viewing.