



Presented by:

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**Active**  
**R2208484**  
Board: F  
Apartment/Condo

## 202 5360 205 STREET

Langley  
Langley City  
V3A 7Y6

Residential Attached  
**\$379,500** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$379,500</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1988</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>29</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RM 3</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$968.74</b>
Council Apprv?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure: <b>Northwest</b>	Maint. Fee: <b>\$419.00</b>	Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:		P.I.D.: <b>010-914-684</b>
Mgmt. Co's Name: <b>Associa</b>		Tour:
Mgmt. Co's Phone: <b>604-591-6060</b>		
View: <b>Yes: Mountains, Park &amp; Fountain</b>		
Complex / Subdiv: <b>Parkway Estates</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: <b>Rancher/Bungalow</b>	Total Parking: Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Underground, Visitor Parking</b>	Locker: <b>Y</b>
Exterior: <b>Vinyl</b>	Dist. to Public Transit: <b>1</b>	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata:
Rain Screen:	Title to Land: <b>Freehold Strata</b>	
Renovations:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>	Floor Finish: <b>Wall/Wall/Mixed</b>	
Outdoor Area: <b>Balcony(s), Sundeck(s)</b>		
Type of Roof: <b>Asphalt, Torch-On</b>		

Maint Fee Inc: **Electricity, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
Legal: **PL NWS2767 LT 19 DL 36 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 9'			x			x
Main	Eating Area	13' x 9'			x			x
Main	Living Room	21' x 16'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Master Bedroom	16' x 11'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Laundry	9' x 8'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>1,328</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>55+</b>			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,328 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,328 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**AMAZING Size...bring all your furniture to this BRIGHT Corner unit with huge wrap-around balcony overlooking a park to the North. Well maintained unit with Crown moulding, big kitchen and eating area, room for the China Cabinet too. Excellent 55+ community and the building is in great shape....reasonable maintenance fees include hot water, Gas AND electricity! Virtually NO property tax too! Walk to the Seniors Centre, Lawn Bowling, City Park and Band Shell and an easy walk into town...just a walk in the park! Laundry ROOM (not closet) has storage PLUS a storage locker on your floor! Lots of surface parking that never runs out for guests. Call and book your viewing today!**