



Presented by:

Don Tebbutt

Royal LePage - Wolstencroft

Phone: 604-649-0235

www.Tebbutt.com

realservice@tebbutt.com

**Active**
R2229501Board: F
Apartment/Condo**204 20350 54 AVENUE**Langley
Langley City
V3A 8J4

Residential Attached

\$339,900 (LP)
(SP) 

Sold Date: Frontage (feet): Original Price: **\$339,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1993**
 Depth / Size (ft.): Bedrooms: **2** Age: **25**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM 2**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,456.31**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **Northwest** Maint. Fee: **\$392.39** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **018-027-954**
 Mgmt. Co's Name: **Teamwork** Tour:
 Mgmt. Co's Phone: **604-854-1734**
 View: :
 Complex / Subdiv: **Coventry Gate**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Partial**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Units in Development: Total Units in Strata: **30**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS677 LT 16 DL 36 LD 36**

Amenities: **Club House, Elevator, In Suite Laundry, Pool; Outdoor, Storage, Tennis Court(s)**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom, Sprinkler - Fire, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'			x			x
Main	Dining Room	10' x 8'8"			x			x
Main	Kitchen	8' x 8'			x			x
Main	Master Bedroom	11'6" x 10'6"			x			x
Main	Bedroom	10' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	954	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	954 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	954 sq. ft.	Basement: None			7				
					8				

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

Roomy 2 Bdrm/2 Bth CORNER Unit in great condition. Move in right away! Newer Kitch appliances, laminate flooring. Clean and Bright NW exposure...not too hot! Large deck with sliders from both bedrooms. RENTALS ALLOWED. 1 Small dog or 2 cats allowed. Fireplace/Ht Water & Pool included in maint fee. Nearly 1000 sqft of very liveable space with 1 parking spot in secured underground and storage locker on the same floor as your unit. So close to everything...with a Walk Score of 76 you will be happy to live in this community! Open house Sat, January 6th and 7th. 2 - 4 pm.