



# Presented by: P.A. 'Doc' Livingston PREC\*

Blue West Realty  
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**Active**  
**R2743609**

Board: F  
Apartment/Condo

**403 5499 203 STREET**

Langley  
Langley City  
V3A 1W1

Residential Attached

**\$494,900** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$494,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1996</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>27</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>C-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,377.07</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>023-685-433</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>PIONEER PLACE</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **Covered Parking:**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 24, PLAN LMS2702, DISTRICT LOT 305, GROUP 2, NEW WESTMINSTER LAND DISTRICT, 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: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**  
Features:

Finished Floor (Main): **942**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **942 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **942 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **NAI GODDARD & SMITH**  
Maint Fee: **\$347.00**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Management**

Tot Units in Strata:  
Storeys in Building: **4**  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: **# of Levels: 1**  
# of Kitchens: **1** **# of Rooms: 6**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?:  
Short Term Lse-Details:

# of Pets: **Cats: Dogs:**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'8 x 7'8			x	1	Main	3	No
Main	Kitchen	7'9 x 14'7			x	2	Main	4	Yes
Main	Dining Room	9'5 x 11'6			x	3			
Main	Living Room	12'5 x 11'6			x	4			
Main	Primary Bedroom	13'3 x 11'5			x	5			
Main	Bedroom	12' x 9'2			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

**Your search is over! This 2 bed, 2 bath, centrally located condo in Pioneer Place, is on the top floor corner of the quiet side of the building. Open concept living with updated kitchen cabinets & countertops. 2 spacious bedrooms, Primary bedroom has own patio access thru sliding doors, allowing ample natural light, and is complete with a 4 pc ensuite. With a walk score of 84, Groceries, Shopping, Restaurants, Parks and Schools are all just steps away. This condo is sure to check all the boxes, so book your private tour today!**