



Presented by:
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Active
R2438386

Board: F
Apartment/Condo

201 20350 54 AVENUE

Langley
Langley City
V3A 8J4

Residential Attached

\$309,900 (LP)

(SP)



| | | |
|--|-----------------------------|----------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$309,900 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 1993 |
| Depth / Size (ft.): | Bedrooms: 1 | Age: 27 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 1 | Zoning: RES |
| Flood Plain: | Full Baths: 1 | Gross Taxes: \$1,470.51 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2019 |
| Exposure: | Maint. Fee: \$274.86 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 018-027-920 |
| Mgmt. Co's Name: Teamwork | | Tour: |
| Mgmt. Co's Phone: | | |
| View: No : | | |
| Complex / Subdiv: Coventry Gate | | |
| Services Connected: Natural Gas | | |
| Sewer Type: City/Municipal | | |

| | | | |
|---|--|---------------------------|----------------------------------|
| Style of Home: 1 Storey, Upper Unit | Total Parking: 1 | Covered Parking: 1 | Parking Access: |
| Construction: Frame - Wood | Parking: Add. Parking Avail., Garage; Underground | | Locker: Y |
| Exterior: Mixed | | | Dist. to School Bus: |
| Foundation: Concrete Perimeter | Dist. to Public Transit: | | Total Units in Strata: 30 |
| Rain Screen: | Units in Development: 30 | | |
| Renovations: | Title to Land: Freehold Strata | | |
| Water Supply: City/Municipal | Property Disc.: Yes | | |
| Fireplace Fuel: | Fixtures Leased: No : | | |
| Fuel/Heating: Baseboard, Electric, Natural Gas | Fixtures Rmvd: : | | |
| Outdoor Area: Sundeck(s) | Floor Finish: Laminate | | |
| Type of Roof: Torch-On | | | |

Maint Fee Inc: **Gardening, Management, Recreation Facility**
 Legal: **STRATA LOT 13, PLAN LMS677, DISTRICT LOT 36, GROUP 2, LD 36, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Elevator, In Suite Laundry, Pool; Outdoor, Storage, Tennis Court(s)**

Site Influences: **Central Location, Private Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 17' x 11'8 | | | x | | | x |
| Main | Kitchen | 8' x 7'6 | | | x | | | x |
| Main | Dining Room | 8' x 7'6 | | | x | | | x |
| Main | Master Bedroom | 12' x 10'4 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 635 | # of Rooms: 4 | # 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: 2 | Cats: Yes | Dogs: Yes | 3 | | | | Pool: |
| Finished Floor (Total): 635 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 635 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Royal LePage West Real Estate Services**

Royal LePage West Real Estate Services

Rarely available, perfect for investors or 1st time Buyers. This bright 1 bedroom condo in Coventry Gate is move in ready. Recent reno's include newer kitchen cabinets, washer/dryer & bathroom tub. Nice floor plan, large windows with plenty of light, large private sundeck with southern exposure. The complex has been recently painted, has an outdoor pool & tennis court. Gated, underground parking with extra parking available. Walk to shopping, restaurants, transit. Pets and rentals allowed.