



Presented by:  
**Nikki Cvitanovic**  
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Langley, Langley City **MLS# F1405111** Residential Attached  
**# 112 20460 54TH AV, V3A 6N6** **Active**



List Price: \$94,500 Previous Price: \$109,900  
 Original Price: \$109,900

Subdiv/Complex: WHEATCROFT MANOR

Frontage:	Approx Yr Blt: 1978	PID:	001-574-582
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 36	Zoning:	MF
Exposure:	Bedrooms: 1	Taxes:	\$1,250 (2013)
Stories in Bldg: 4	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Req:	
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Rancher/Bungalow, End Unit	Total Parking:	Covered Parking: 1
Construction:	Frame - Wood	Parking Access:	Rear
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, RV Parking Avail., Visitor Parking
Exterior:	Mixed, Vinyl, Wood		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Tar & Gravel	Dist to Public Trans:	2 BLKS
Renovations:		Units in Development:	Dist to School/Bus: 4 BLKS
Flooring:	Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Baseboard, Electric, Radiant	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:	None	Mortgage Info:	\$0
Outdoor Area:	Patio(s) & Deck(s)		
Mngmt Co:	SELF MANAGED	Property Disclosure:	Y - UPON OFFER
Mngmt Ph:		Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed
	Maint Fee: \$257.00		

Maint Charge Incl: Hot Water, Management

Legal: PL NWS936 LT 7 DL 36 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.  
 Amenities: Elevator, Shared Laundry, Storage  
 Features Incl: Dishwasher, Refrigerator, Stove

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 12'						
Main F.	Dining	12' X 7'						
Main F.	Kitchen	10'6" X 8'						
Main F.	Master Bedroom	17' X 11'6"						
Main F.	Den	12' X 8'6"						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	1,035	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,035	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,035			8	

Listing Broker(s): (1) HomeLife Benchmark Rlty., (2) HomeLife Benchmark Rlty.

Wheatcroft Manor, affordable living close to all amenities. Ground Floor with 1035 sq.ft. huge Master Bedroom with walk-in closet. Den can be converted to 2nd bedroom if needed. Large South facing balcony for B.B.Q'S. Walk to senior's center, Lawn Bowling and shopping. Age Restricted 55+



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Langley, Aldergrove Langley  
**# 346 27358 32ND AV, V4W 3M5**

**MLS# F1326943**

**Residential Attached**  
**Active**



List Price:	\$119,000	Previous Price:	\$129,000
		Original Price:	\$139,000
Subdiv/Complex: Willow Creek Phase 4			
Frontage:		Approx Yr Blt:	2006
Depth/Size:		PID:	026-615-134
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RM3A
Stories in Bldg:	4	Taxes:	\$1,823 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - 3rd floor view of Mt. Baker		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	4	Total Units in Strata:	42
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Remax Property Mgmt	Property Disclosure:	N - foreclosure		
Mngmt Ph:	604-821-2999	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$228.92		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL LMS811 LT 146 LD 36 SEC 20 TWP 13 STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Club House, Elevator, In Suite Laundry, Storage  
 Features Incl: Smoke Alarm, Sprinkler - Fire, Windows - Thermo

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 10'						
Main F.	Dining	12'6 X 8'						
Main F.	Kitchen	8'6 X 10'						
Main F.	Master Bedroom	13' X 12'						
Main F.	Den	9'6 X 8'6						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	800	Finished Levels:	1		1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None		2
Finished Floor Area Down:	0				3
Finished Floor Area Bsmt:	0	Bsmt Height:			4
Total Finished Floor Area:	800	Restricted Age:			5
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes			6
Unfinished Floor Area:	0	# or % Rentals:			7
Grand Total Floor Area:	800				8

Listing Broker(s): (1) Sutton-Premier Realty

**FORECLOSURE! Priced WAY below tax assessment value! Why rent when you can OWN this spectacular unit for as low as \$650 per month! PERFECT for a first time home Buyer! Reside in Willow Creek's most newest building (Phase 4). 800 square feet worth of space in a 1 Bedroom and Den overlooking spectacular view of Mount Baker. Within walking distance to all local amenities including shopping, schools, parks and recreation. Call today to book your personal viewing before it's gone!**



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Langley, Langley City Residential Attached  
**# 310 20420 54TH AV, V3A 6N6** **MLS# F1401926**  
**Active**



List Price:	\$134,900	Previous Price:	\$139,900
		Original Price:	\$151,900
Subdiv/Complex: RIDGEWOOD MANOR			
Frontage:		Approx Yr Blt:	1976
Depth/Size:		PID:	001-400-231
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:		Taxes:	\$1,319 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Reqd:	
Fixt Removed:			
View:	N		

Style of Home:	Rancher/Bungalow	Total Parking:		Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Dist to Public Trans:		Dist to School/Bus:	
Flooring:	Wall/Wall/Mixed	Units in Development:		Total Units in Strata:	
Water Supply:	City/Municipal	Locker:			
Heat/Fuel:	Hot Water	Possession:			
No. of Fireplaces:	0	Title to Land:	Freehold Strata		
Fireplace Fuel:	None	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:	SELF MANAGED	Bylaw Restrictions:	Pets Allowed		
Mngmt Ph:		Maint Fee:	\$212.59		

Maint Charge Incl: Gardening, Garbage Pickup, Heat, Management

Legal: PL NWS515 LT 36 DL 36 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator, Sauna/Steam Room, Shared Laundry, Storage

Features Incl:

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 23'						
Main F.	Kitchen	7' X 11'						
Main F.	Dining	7' X 11'						
Main F.	Master Bedroom	12' X 16'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	4	<b>Bathrooms</b>	
Finished Floor Area Main:	986	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	986	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	986			8	

Listing Broker(s): (1) HomeLife Benchmark Rlty. (W.R.)

Ridgewood Manor - Spacious 1 bedroom with potential for 2. Updated laminate flooring, no age restrictions, pet allowed. Excellent location.



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Langley, Walnut Grove  
 # B302 8929 202ND ST, V1M 0B4

MLS# F1327035

Residential Attached  
**Active**



List Price:	\$152,900	Previous Price:	\$179,000
		Original Price:	\$199,000
Subdiv/Complex: THE GROVE			
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-632-679
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APT
Stories in Bldg:		Taxes:	\$1,919 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Reqd:	
Fixt Removed:			
View:	N		

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed, Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:	288	Total Units in Strata:	288
Flooring:	Laminate, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	BAYWEST	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-591-6060	Maint Fee:	\$190.00		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL BCS3066 LT 106 LD 36 SEC 35 TWP 8 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.  
 Amenities: Bike Room, Elevator, In Suite Laundry, Playground, Storage  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 11'						
Main F.	Kitchen	7'10 X 9'						
Main F.	Dining	10'7 X 10'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Walk-In Closet	7'4 X 3'6						
Main F.	Den	7'4 X 6'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	6	<b>Bathrooms</b>	
Finished Floor Area Main:	724	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	724	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	724			8	

Listing Broker(s): (1) RE/MAX LifeStyles Realty

Immac. 1 Bdrm + Den, main floor, granite countertops. Walking distance to all amenities, shops, theatre, restaurants, easy access to all freeway. Centrally located yet private and gated community. Vacant and ready to move in. Pet Friendly.



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Langley, Willoughby Heights  
**# 208 19835 64TH AV, V2Y 1L8**

**MLS# F1407296**

**Residential Attached**  
**Active**



List Price:	\$170,000	Previous Price:	
		Original Price:	\$170,000
Subdiv/Complex: WILLOWBROOK GATE			
Frontage:		Approx Yr Blt:	1993
Depth/Size:		PID:	018-309-160
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	21
Stories in Bldg:		Zoning:	MULTI
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	Y - PARK VIEW		
		Taxes:	\$1,948 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Inside Unit, 1 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Stucco		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development:	46
Flooring:		Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Electric, Mixed	Title to Land:	Freehold Strata
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0
Outdoor Area:	Balcony(s)		
Mngmt Co:		Property Disclosure:	N - NEVER LIVED IN
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
	Maint Fee:		

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management

Legal: PL LMS899 LT 22 LD 36 SEC 15 TWP 8 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.  
 Amenities: Club House, In Suite Laundry, Storage  
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'						
Main F.	Kitchen	12' X 9'						
Main F.	Dining	12' X 9'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	11' X 10'						
Main F.	Laundry	6' X 4'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,100	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,100	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,100			8	

Listing Broker(s): (1) Sutton Group - Seafair Realty

Wow! LOCATION! LOCATION! LOCATION! This Bright and Spacious Unit has two bedrooms and two full baths. Great functionality in this floor plan and view of the park from your balcony, this unit is a MUST SEE. Close to shopping, transit and entertainment. This location truly has something for everyone. Roof redone in 2013. Come and see.





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Langley, Langley City Residential Attached  
**# 102 20897 57 AV, V3A 8L5** MLS# F1404921 Active



List Price:	\$189,000	Previous Price:	
		Original Price:	\$189,000
Subdiv/Complex: Arbour Lane			
Frontage:	0.00	Approx Yr Blt:	1994
Depth/Size:		PID:	018-888-411
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RES
Stories in Bldg:		Taxes:	\$1,831 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:	Y - Court sale as-is where-is	Apprvl Req:	No
Fixt Removed:	Y - Court sale as-is where-is		
View:	N		

Style of Home:	Rancher/Bungalow	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Asphalt, Other	Dist to Public Trans:	Near	Dist to School/Bus:	Near
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Tile, Vinyl/Linoleum	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	Paragon	Property Disclosure:	N - Court sale as-is where-is		
Mngmt Ph:	604-576-3868	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee: \$260.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS 1538, LT 2, DL 37, LD 36, THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry, Recreation Center

Features Incl: Windows - Thermo

Site Influences: Paved Road, Recreation Nearby, Shopping Nearby, Central Location, Cul-de-Sac

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 13'4						
Main F.	Kitchen	10'6 X 13'4						
Main F.	Dining	8'3 X 9'						
Main F.	Master Bedroom	11'5 X 12'6						
Main F.	Bedroom	9'3 X 10'8						
Main F.	Laundry	6'6 X 11'4						
Main F.	Entrance Hall	5'7 X 9'10						

<b>Floor Area (SqFt):</b>		Total # Rooms:	7	<b>Bathrooms</b>	
Finished Floor Area Main:	1,034	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,034	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,034			8	

Listing Broker(s): (1) Landmark Realty Corp.

TWO BEDROOM TWO FULL BATHROOM condo in popular Arbour Lane. Near a wildlife preserve, and tucked away near the end of a cul-de-sac that is close to shopping, schools, transit, and recreation of all sorts. Your approximate strata fee of \$260 a month covers the gas fireplace and hot water. Children and pets allowed with restrictions - get out your measuring tape. Children can be as tall as your DNA allows. This unit requires cosmetic TLC throughout.



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Langley, Langley City Residential Attached  
**# 202 5474 198TH ST, V3A 1G2** **MLS# F1325590**  
**Active**



List Price:	\$193,488	Previous Price:	\$204,750
		Original Price:	\$204,750
Subdiv/Complex: SOUTHBROOK			
Frontage:	0.00	Approx Yr Blt:	2007
Depth/Size:		PID:	027-223-906
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:		Taxes:	\$1,330 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl, Wood, Stone				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	39
Flooring:	Laminate, Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	BAYWEST	Property Disclosure:	N - SOLD AS IS - WHERE IS		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee:	\$240.00			

Maint Charge Incl: Snow removal, Gardening, Garbage Pickup, Management

Legal: SL18 S3 T8 NWO SP BCS 2540  
 Amenities: None  
 Features Incl: Other - See Remarks

Site Influences: Shopping Nearby, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 11'						
Main F.	Kitchen	11' X 8'						
Main F.	Master Bedroom	15' X 10'						
Main F.	Bedroom	11' X 8'						
Main F.	Laundry	7' X 5'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	836	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	836	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	836			8	

Listing Broker(s): (1) Macdonald Realty

The perks for this unit are: Open Layout, South facing exposure, covered balcony, bedrooms on opposite sides of Unit, 2 bedrooms and 2 bathrooms, walk-in closet and ensuite in the Master Bedroom. This open, functional condo is perfect for the 1st time buyer... or if you are downsizing. Excellent Langley location - minutes to all amenities -- shopping, transit, recreation and more.... Call today to view.



Presented by:  
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Langley, Langley City Residential Attached  
**# 205 5363 206TH ST, V3A 2C5** **MLS# F1406402**  
**Active**



List Price:	\$226,900	Previous Price:	
		Original Price:	\$226,900
Subdiv/Complex: PARKWAY 2			
Frontage:		Approx Yr Bld:	1989
Depth/Size:		PID:	014-137-305
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	S	Zoning:	MF
Stories in Bldg:		Taxes:	\$1,833 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:			

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	42	Total Units in Strata:	
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Propane	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Teamwork	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-840-8326	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 55+		
Maint Fee:	\$246.00				

Maint Charge Incl: Electricity, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: PL NWS3001 LT 17 DL 36 LD 36 STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Elevator, In Suite Laundry, Recreation Center, Storage, Workshop Attached  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Adult Oriented, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'						
Main F.	Dining	11' X 11'						
Main F.	Master Bedroom	15' X 11'						
Main F.	Bedroom	12' X 11'						
Main F.	Kitchen	11' X 10'						
Main F.	Storage	9' X 5'						
Main F.	Family Room	14' X 10'						
Main F.	Entrance Hall	18' X 4'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	8	<b>Bathrooms</b>	
Finished Floor Area Main:	1,343	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,343	Restricted Age:	55 +	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,343			8	

Listing Broker(s): (1) Prudential Power Play Realty

Great 2 bdrm 2 bath suite, bright, airy south west exposure, very clean and ready to move in. Laminate floors.





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Langley, Willoughby Heights **MLS# F1406442** Residential Attached  
**# 33 6450 199TH ST, V2Y 2X1** **Active**



List Price:	\$247,900	Previous Price:	
		Original Price:	\$247,900
Subdiv/Complex: LOGAN'S LANDING			
Frontage:		Approx Yr Bld:	2002
Depth/Size:		PID:	025-455-991
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	12
Stories in Bldg:		Zoning:	CD-1
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	1
View:	N	Taxes:	\$2,340 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Grge/Double Tandem		
Exterior:	Mixed, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	82	Total Units in Strata:	82
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0 / Treat as Clear Title		
Outdoor Area:	Fenced Yard, Patio(s)				
Mngmt Co:	AWM ALLIANCE	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-684-3227	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$166.87		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL LMS4671 LT 33 LD 36 SEC 15 TWP 8 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: Exercise Centre, In Suite Laundry

Features Incl:

Site Influences: Central Location, Golf Course Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 10'						
Main F.	Dining	13' X 7'4						
Main F.	Kitchen	9' X 7'6						
Main F.	Family Room	11' X 11'						
Above	Master Bedroom	11'6 X 11'4						
Above	Bedroom	11' X 8'6						
Above	Bedroom	9'10 X 8'6						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	7	<b>Bathrooms</b>	
Finished Floor Area Main:	613	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	613	Basement Area:	Part	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	74	Bsmt Height:		4	
Total Finished Floor Area:	1,300	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:	5	7	
Grand Total Floor Area:	1,300			8	

Listing Broker(s): (1) RE/MAX Crest Realty

Well laid out 3 bedroom, 2.5 bathroom townhouse with a 2 car tandem garage. Great location close to shopping, transportation and all other amenities. Fenced in backyard patio off the kitchen which is great for entertaining. Complex also has an exercise centre. LOGAN'S LANDING is the perfect place to call home. All it needs is a little cleaning and a paint job.