



Presented by:
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Active
R2115837

Board: F
Apartment/Condo

306 20200 54A AVENUE

Langley
Langley City
V3A 3W7

Residential Attached

\$180,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$180,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1995**
Depth / Size (ft.): Bedrooms: **2** Age: **21**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM2**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,710.67**
Approval Req?: Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$312.77** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **019-199-899**
Mgmt. Co's Name: **NAI Goddard & Smith** Tour:
Mgmt. Co's Phone: **604-683-7974**
View: **No :**
Complex / Subdiv: **Monterey Grande**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt, Other, Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Locker:
Dist. to Public Transit: **1** Dist. to School Bus: **5**
Units in Development:
Title to Land: **Freehold Strata** Total Units in Strata: **43**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **PL LMS 1886 LT 23 DL 305 LD**

Amenities: **Bike Room, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

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

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 14'2 x 12'9 | | | x | | | x |
| Main | Dining Room | 14'9 x 9'8 | | | x | | | x |
| Main | Kitchen | 9'9 x 7'11 | | | x | | | x |
| Main | Master Bedroom | 13'3 x 11'3 | | | x | | | x |
| Main | Bedroom | 11'7 x 9'10 | | | x | | | x |
| Main | Eating Area | 7'11 x 7' | | | x | | | x |
| Main | Walk-In Closet | 5' x 4'6 | | | x | | | x |
| Main | Laundry | 7'2 x 3'9 | | | x | | | x |
| | | x | | | x | | | |
| | | x | | | x | | | |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 1,138 | # of Rooms: 8 | # 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 | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: 1 | Cats: Y | Dogs: Y | 3 | | | | Pool: |
| Finished Floor (Total): | 1,138 sq. ft. | # or % of Rentals Allowed: 1 | | | 4 | | | | Garage Sz: |
| | | Bylaw Restrict: Pets Allowed w/Rest., Rentals | | | 5 | | | | Door Height: |
| Unfinished Floor: | 0 | Allwd w/Restrctns | | | 6 | | | | |
| Grand Total: | 1,138 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Macdonald Realty (Surrey/152)**

Macdonald Realty (Surrey/152)

This suite is bargain priced, has a great layout and amazing potential, but is not for the faint of heart. Required renovations include: drywall, flooring, paint and new kitchen & bathrooms, at this price there is loads of sweat equity if you're prepared to do the work. With over 1100 square feet, 2 bedrooms and 2 bathrooms, an open layout there is lots of room to spread out. The well cared for building is in handy downtown Langley location walking shops, transportation schools and parks.