



Presented by:

**Matt Thiessen**

HomeLife Glenayre Realty Company (Abbots) Ltd

Phone: 778-549-8606

www.matthiessen.com

thiessen.matt@gmail.com

**Active**  
**R2120740**Board: F  
Apartment/Condo**431 5660 201A STREET**Langley  
Langley City  
V3A 0B4

Residential Attached

**\$214,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **0.00** Original Price: **\$214,900**  
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **2009**  
 Depth / Size (ft.): **0** Bedrooms: **2** Age: **7**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**  
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,223.34**  
 Approval Req?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2015**  
 Exposure: \_\_\_\_\_ Maint. Fee: **\$205.38** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **028-021-363**  
 Mgmt. Co's Name: **Premiere Strata Mgmt** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-371-2208**  
 View: \_\_\_\_\_  
 Complex / Subdiv: **Paddington Station**  
 Services Connected: **Community**

Style of Home: **Penthouse, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: \_\_\_\_\_  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_  
 R.I. Plumbing: \_\_\_\_\_  
 R.I. Fireplaces: \_\_\_\_\_  
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: \_\_\_\_\_  
 Parking: **Garage; Underground**  
 Locker: **N**  
 Dist. to Public Transit: **Close by**  
 Units in Development: **220** Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold Strata** Total Units in Strata: **220**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management, RV Parking**  
 Legal: **PL BCS3568 LT 161 DL 309 LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 10'			x			x
Main	Dining Room	9' x 8'4			x			x
Main	Kitchen	8'4 x 8'			x			x
Main	Bedroom	8'4 x 8'			x			x
Main	Master Bedroom	12'9 x 10'			x			x
Main	Storage	6' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>727</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>727 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allowed</b>			6				
Grand Total: <b>727 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Top Floor in Paddington Station! 2 Bedroom (2nd bdrm has no window) with cheater ensuite. Open Concept floor plan. 9 ft ceilings. Good for Investors or First time home buyer. Unit needs TLC but good fixer upper! Great location across from Save-On Foods and Starbucks, close to transit as well. Building has exercise room, library and amenity rooms. Rentals OK. 2 dogs or 2 cats OK - max 22" at shoulder. No 'vicious' dogs allowed.**