



Presented by:

Matt Thiessen

HomeLife Glenayre Rlty.Co.Ltd.

Phone: 778-549-8606

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**Active**
R2064624Board: F
Townhouse**100 27272 32 AVENUE**Langley
Aldergrove Langley
V4W 3T9

Residential Attached

\$179,900 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **1**
Half Baths: **2**
Maint. Fee: **\$174.72**Original Price: **\$179,900**
Approx. Year Built: **1985**
Age: **31**
Zoning: **RM2**
Gross Taxes: **\$2,025.10**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **001-982-419**
Tour:Mgmt. Co's Name: **SELF MANAGED**

Mgmt. Co's Phone:

View: :

Complex / Subdiv: **TWIN FIRS**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood, Other**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Visitor Parking**
Locker:
Dist. to Public Transit: **2**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**Maint Fee Inc: **Gardening**Legal: **PL NWS2292 LT 5 LD 36 SEC 20 TWP 13 PART NW 1/4, 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: **None**Site Influences: **Private Setting, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'			x			x
Main	Dining Room	7' x 8'			x			x
Main	Kitchen	7' x 13'			x			x
Main	Laundry	5' x 8'			x			x
Above	Master Bedroom	12' x 13'			x			x
Above	Bedroom	8' x 11'			x			x
Above	Bedroom	8' x 11'			x			x
Bsmt	Recreation	22' x 12'			x			x
		x			x			
		x			x			

Finished Floor (Main):	666	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	639	Crawl/Bsmt. Height:			1	Above	2	Yes	Barn:
Finished Floor (Below):	666	Restricted Age: 45+			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	1,971 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Grand Total:	1,971 sq. ft.	Basement: Full			6				
					7				
					8				

Listing Broker(s): **RE/MAX Treeland Realty****Investor Alert. 3 bed 3 bath with the possibility of an extra bedroom and bath. Central location - close to schools, parks and shopping. Backs onto a greenbelt. Come bring your renovation ideas.45+ complex.**



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**Active**
R2082046Board: F
Townhouse**5101 203 STREET**Langley
Langley City
V3A 1V6

Residential Attached

\$179,900 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Approval Req?: **Yes**Exposure: **East**If new, GST/HST inc?: **No**Mgmt. Co's Name: **Self-Managed**

Mgmt. Co's Phone:

View: **No :**Complex / Subdiv: **LONGLEA ESTATES**Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$235.00**Original Price: **\$179,900**Approx. Year Built: **1978**Age: **38**Zoning: **RES**Gross Taxes: **\$1,946.27**For Tax Year: **2016**Tax Inc. Utilities?: **No**P.I.D.: **000-493-236**

Tour:

Style of Home: **Corner Unit, Ground Level Unit**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Other**Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Fenced Yard**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **0**Total Parking: **2**Parking: **Open**

Covered Parking:

Parking Access: **Front, Side**Locker: **N**Dist. to School Bus: **8**Total Units in Strata: **59**Dist. to Public Transit: **2-3**Units in Development: **59**Title to Land: **Freehold Strata**Seller's Interest: **Court Ordered Sale**Property Disc.: **Yes**Fixtures Leased: **No : COURT ORDER SALE - NOT RESPONS**Fixtures Rmvd: **No : COURT ORDER SALE - NOT RESPONS**Floor Finish: **Mixed**Maint Fee Inc: **Garbage Pickup, Gardening**Legal: **PL NWS877 LT 1 DL 305 LD 36 GROUP 2, 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: **None**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 11'			x			x
Main	Kitchen	15'5 x 7'7			x			x
Main	Dining Room	11'9 x 7'2			x			x
Main	Master Bedroom	11' x 10'7			x			x
Main	Bedroom	14' x 9'5			x			x
Main	Walk-In Closet	6'2 x 4'2			x			x
Main	Flex Room	6'2 x 5'4			x			x
Main	Foyer	5'10 x 4'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,000	# 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	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total):	1,000 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	1,000 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Dexter Associates Realty**

COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC LANGLEY CITY TOWNHOUSE Being sold 'AS-IS, WHERE-IS'. This bright large two bedroom unit is completely ready for ALL your finishing touches - in a well maintained centrally located strata development. Private ground level patio and garden area. Complete this unit yourself for immediate up-side potential. Amazing central location blocks away from ALL the amenities and schools! The Buyer/s should independently verify all listing information. Unit is owner occupied and difficult to show - pls give at least 48 hours to view. **PENDING COURT APPROVAL FOR ACCESS TO PROPERTY**



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**Active**
R2069859Board: F
Apartment/Condo**308 20145 55A AVENUE**Langley
Langley City
V3A 8L6

Residential Attached

\$197,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$299.31**

Original Price: **\$207,900**
Approx. Year Built: **1995**
Age: **21**
Zoning: **APART**
Gross Taxes: **\$1,675.00**
For Tax Year: **2015**
Tax Inc. Utilities?: **Yes**
P.I.D.: **019-115-709**
Tour:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Maint Fee Inc: **Gardening**
Legal: **PL LMS1763 LT 35 DL 305 LD 36 SL AS SHOWN ON FORM 1 OR V.**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'3			x			x
Main	Kitchen	12'4 x 9'6			x			x
Main	Dining Room	11' x 10'			x			x
Main	Master Bedroom	12'9 x 11'6			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Utility	5' x 4'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,092	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,092 sq. ft.	# or % of Rentals Allowed 0			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,092 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Johnston Meier Ins & Realty**

2 bedroom, 2 bathroom condo in the heart of Langley. Almost 1100 sq ft!! Great open floor plan with a large living/dining room combo. The added bonus is the huge private covered deck. This is a great extension of the living room and provides a great outdoor living space. Quiet area located right across from a park. 1 Dog and 1 Cat is okay. Dog must be under 16" to the shoulder and under 24" in length. Parking stall #38 and storage locker #308