



Presented by:
Mylyne Santos PREC*

Stonehaus Realty Corp.
Phone: 604-723-2000
http://www.mylyne.com
info@mylyne.com



Active
R2710916

Board: F
Apartment/Condo

201 20542 FRASER HIGHWAY

Langley
Langley City
V3A 4G2

Residential Attached

\$499,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$499,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1948
Frontage(feet):	Bathrooms: 1	Age: 74
Frontage(metres):	Full Baths: 1	Zoning: C1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,901.38
Sq. Footage: 0.00	P.I.D.: 024-623-482	For Tax Year: 2022
Flood Plain:		Tax Inc. Utilities?: No
View: No :		Tour:
Complex / Subdiv: Savoy Plaza		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing:

Total Parking: **0** Covered Parking: **1** Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **PL LMS4032 LT9 DL36 LD 36**

Amenities: **Storage**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 1,409	Units in Development: 9	Tot Units in Strata: 9	Locker: No
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Kevin Green	Mgmt. Co's #:	
Finished Floor (Below): 206	Maint Fee: \$350.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Management		
Finished Floor (Total): 1,615 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,615 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Not Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: No Dogs: No
Basement: Fully Finished	# or % of Rentals Allowed: 9#		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Living Room	10' x 10'			x	1	Above	3	No
Above	Kitchen	10' x 10'			x	2			No
Above	Eating Area	10' x 10'			x	3			No
Above	Master Bedroom	10' x 10'			x	4			No
Above	Bedroom	10' x 10'			x	5			No
Below	Foyer	10' x 23'			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **RE/MAX Aldercenter Realty**

Unique opportunity to live/work in downtown Langley. Home sits above the famous Fanta Restaurant. Great investment opportunity.