



Presented by:

Matt Thiessen

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KINFOLKREAL ESTATE
GROUP**Active**
R2438386Board: F
Apartment/Condo**201 20350 54 AVENUE**Langley
Langley City
V3A 8J4

Residential Attached

\$309,900 (LP)

(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$274.86**Original Price: **\$309,900**
Approx. Year Built: **1993**
Age: **27**
Zoning: **RES**
Gross Taxes: **\$1,470.51**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **018-027-920**
Tour:Mgmt. Co's Name: **Teamwork**

Mgmt. Co's Phone:

View: **No :**Complex / Subdiv: **Coventry Gate**Services Connected: **Natural Gas**Sewer Type: **City/Municipal**Style of Home: **1 Storey, Upper Unit**Construction: **Frame - Wood**Exterior: **Mixed**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric, Natural Gas**Outdoor Area: **Sundeck(s)**Type of Roof: **Torch-On**

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: Covered Parking: **1**
Parking: **Add. Parking Avail., Garage; Underground**

Parking Access:

Locker: **Y**Dist. to School Bus:
Total Units in Strata: **30**

Dist. to Public Transit:

Units in Development: **30**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **:**Floor Finish: **Laminate**Maint Fee Inc: **Gardening, Management, Recreation Facility**Legal: **STRATA LOT 13, PLAN LMS677, DISTRICT LOT 36, GROUP 2, LD 36, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Amenities: **Elevator, In Suite Laundry, Pool; Outdoor, Storage, Tennis Court(s)**Site Influences: **Central Location, Private Setting**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 17' x 11'8 | | | x | | | x |
| Main | Kitchen | 8' x 7'6 | | | x | | | x |
| Main | Dining Room | 8' x 7'6 | | | x | | | x |
| Main | Master Bedroom | 12' x 10'4 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|--------------------|--|-------------------------|-----------------------|------|-------|-------------|-----------|----------------|
| Finished Floor (Main): | 635 | # of Rooms: 4 | # 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: 2 | Cats: Yes | Dogs: Yes | 3 | | | | Pool: |
| Finished Floor (Total): | 635 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: | 0 | | | | 6 | | | | |
| Grand Total: | 635 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Royal LePage West Real Estate Services****Royal LePage West Real Estate Services**

Rarely available, perfect for investors or 1st time Buyers. This bright 1 bedroom condo in Coventry Gate is move in ready. Recent reno's include newer kitchen cabinets, washer/dryer & bathroom tub. Nice floor plan, large windows with plenty of light, large private sundeck with southern exposure. The complex has been recently painted, has an outdoor pool & tennis court. Gated, underground parking with extra parking available. Walk to shopping, restaurants, transit. Pets and rentals allowed.



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Active
R2442564

Board: F
 Apartment/Condo

#309 20110 MICHAUD CRESCENT

Langley
 Langley City
 V3A 4B1

Residential Attached

\$330,900 (LP)

(SP)



| | | |
|--------------------------------|---|----------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$330,900 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 1995 |
| Depth / Size (ft.): | Bedrooms: 1 | Age: 25 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 1 | Zoning: RM2 |
| Flood Plain: | Full Baths: 1 | Gross Taxes: \$1,914.42 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2019 |
| Exposure: | Maint. Fee: \$282.47 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 023-078-847 |
| Mgmt. Co's Name: | | Tour: |
| Mgmt. Co's Phone: | | |
| View: | : | |
| Complex / Subdiv: | Regency Terrace | |
| Services Connected: | Community, Electricity, Natural Gas, Sanitary Sewer, Storm | |
| Sewer Type: | City/Municipal | |

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Torch-On**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 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**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed, Vinyl/Linoleum**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Snow removal**
 Legal: **PL LMS1967 LT 30 DL 305 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 6'1 x 4'0 | | | x | | | x |
| Main | Den | 8'11 x 10'1 | | | x | | | x |
| Main | Dining Room | 8'8 x 11'9 | | | x | | | x |
| Main | Living Room | 11'5 x 10'3 | | | x | | | x |
| Main | Bedroom | 9'10 x 16'8 | | | x | | | x |
| Main | Walk-In Closet | 5'2 x 3'9 | | | x | | | x |
| Main | Kitchen | 12'9 x 9'10 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|--------------------|--|-------------------------|-----------------------|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main): | 805 | # of Rooms: 7 | # 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 | | | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: 1 | Cats: Yes | Dogs: Yes | 3 | | | No | Pool: |
| Finished Floor (Total): | 805 sq. ft. | # or % of Rentals Allowed: #6 | | | 4 | | | No | Garage Sz: |
| | | Bylaws: Pets Allowed w/Rest., Rentals Allwd | | | 5 | | | No | Grg Dr Ht: |
| | | w/Restrctns | | | 6 | | | No | |
| Unfinished Floor: | 0 | Basement: None | | | 7 | | | No | |
| Grand Total: | 805 sq. ft. | | | | 8 | | | No | |

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

RE/MAX Treeland Realty

Clean and well looked after 1 Bedroom and Den with almost 800 sqft of functional living space. North-East facing, location on the quiet side of the building. Located across from Linwood park and close to shopping, transit and community gardens. Comes with 1 parking & 1 storage locker. Building offers amenity room & exercise facility. Easy to show! Rentals allowed but currently at max, 1 dog or 1 cat allowed (up to 14 inches at the shoulder)