



Presented by:
P.A. 'Doc' Livingston PREC*
 Sutton Grp-West Coast Realty

www.homeshuntersbc.com
 doc@homehuntersbc.com



Active
R2142499

Board: F
 Apartment/Condo

312 20058 FRASER HIGHWAY

Langley
 Langley City
 V3A 0E5

Residential Attached

\$170,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$170,000**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **2014**
 Depth / Size (ft.): **0** Bedrooms: **1** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD29**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$888.62**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: **East** Maint. Fee: **\$154.42** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **028-884-779**
 Mgmt. Co's Name: **Obsidian Property Mgmt** Tour:
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **Varsity**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage Underbuilding**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **Yes: All Chattels - Non-Fixtures**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **SL 36 DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4480 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

Site Influences:
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'8 x 17'6			x			x
Main	Bedroom	6'9 x 9'4			x			x
Main	Kitchen	7'2 x 9'2			x			x
Main	Foyer	10'2 x 4'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	470	# 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:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	470 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns					5				Door Height:
Grand Total:	470 sq. ft.	Basement:	None					6				
								7				
								8				

Listing Broker(s): **KA & Associates Real Estate Ltd.**

Varsity boasts great location with walking distance to shopping and restaurants. Willowbrook Mall is nearby. Easy access to Hwy 1 and Hwy 10. Spacious living room and well-appointed kitchen with plenty of storage. Excellent opportunity for a first-time buyer or an investor!



Presented by:
P.A. 'Doc' Livingston PREC*
 Sutton Grp-West Coast Realty



www.homeshuntersbc.com
 doc@homehuntersbc.com

Active
R2142989
 Board: F
 Apartment/Condo

204 21009 56 AVENUE

Langley
 Salmon River
 V3A 0C9

Residential Attached

\$324,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$324,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2011**
 Depth / Size (ft.): Bedrooms: **2** Age: **6**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,224.28**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$211.41** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **028-694-287**
 Mgmt. Co's Name: **Obsidian** Tour:
 Mgmt. Co's Phone: **604-757-3151**
 View: **No :**
 Complex / Subdiv: **Cornerstone**
 Services Connected: **Community, Electricity, Water**

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

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

Total Parking: Covered Parking: Parking Access: **Side**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Units in Development:
 Title to Land: **Freehold Strata** Total Units in Strata:
 Property Disc.: **No**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
 Legal: **PL BCS4261 LT 31 DL 306 LD 36**

Amenities: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Gated Complex, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Intercom, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9" x 9'9"			x			x
Main	Eating Area	10'9" x 8'3"			x			x
Main	Living Room	11'9" x 11'			x			x
Main	Master Bedroom	12' x 9'9"			x			x
Main	Bedroom	11'3" x 8'3"			x			x
Main	Laundry	4'1" x 2'9"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	813	# of Rooms: 6	# 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	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	813 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	813 sq. ft.	Basement: None			6				
					7				
					8				

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

Bright South facing 2 bedroom suite. Like new condition. Quartz counters stainless steel appliances and lots of cupboard space. Cornerstone is a great location with easy access to shopping, schools, recreation, and only 7 minutes to the Trans Canada Highway. The building is very secure with awesome underground visitor parking.