

R2413613
Townhouse

247 20391 96 AVENUE
Langley
Walnut Grove
V1M 2L2

Residential Attached
\$524,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1993**
 Bedrooms: **2** Age: **26**
 Lot Area: Bathrooms: **2** Zoning: **CD-2**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,144.88**
 Rear Yard: Half Baths: **0** For Tax Year: **2019**
 Exp: Maint. Fee: **\$305.52** P.I.D.: **018-467-431**
 Mgmt. Co's Name: **HUGH & MCKINNON**
 Mgmt. Co's Phone: **604-531-4624**
 View: **No**
 Complex / Subdiv: **CHELSEA GREEN**
 Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

Style of Home: **1 Storey,Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed,Vinyl**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water,Natural Gas,Radiant**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carpport; Single**
 Locker: **No**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **224** Total Units in Strata: **224**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Concrete,Tile,Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Recreation Facility,Snow removal**
 Legal: **STRATA LOT 158, PLAN LMS509, DISTRICT LOT 124, NEW WESTMINSTER LAND DISTRICT, TO**
 Amenities: **Club House,Exercise Centre,Garden,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub**
 Site Influences: **Central Location,Greenbelt,Private Setting,Private Yard,Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Garage Door Opener,Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 18'			x			x
Main	Kitchen	10'6 x 11'			x			x
Main	Family Room	10' x '14'3			x			x
Main	Eating Area	6' x 10'			x			x
Main	Foyer	5' x 14'			x			x
Main	Bedroom	9' x 16'			x			x
Main	Dining Room	8'6 x 15'			x			x
Main	Master Bedroom	12'4 x 15'6			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,568	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No
Finished Floor (Below):	0	Restricted Age:		19+	2	Main	3	No
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs:	3			
Finished Floor (Total):	1,568 sq. ft.	# or % of Rentals Allowed:			4			
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions,Pets Allowed			5			
Grand Total:	1,568 sq. ft.	w/Rest.,Rentals Not Allowed			6			
		Basement: None			7			
					8			

Listing Broker(s): **eXp Realty (Branch)**

Chelsea Gardens quiet private location on the Greenbelt with two bedroom, two bathroom ground level Rancher. Has enough space to accommodate large living and dining room furnishings with a large patio to enjoy your garden, (patio faces the green space). Single garage with full-size driveway for two vehicles. Move-in condition and available for immediate occupancy. New Hot water tank.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.