

R2490359
Townhouse

65 27044 32 AVENUE
Langley
Aldergrove Langley
V4W 3T1

Residential Attached
\$449,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1983**
 Bedrooms: **3** Age: **37**
 Lot Area: Bathrooms: **3** Zoning: **RM-1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,702.06**
 Rear Yard: Half Baths: **2** For Tax Year: **2020**
 Exp: Maint. Fee: **\$320.00** P.I.D.: **000-603-040**
 Mgmt. Co's Name: **Associa**
 Mgmt. Co's Phone: **604-591-6060**
 View:
 Complex / Subdiv: **Bertrand Estates**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **2 Storey,End Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed,Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Electric**
 Outdoor Area: **Fenced Yard,Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carpport; Single,Open,RV Parking Avail.**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **15** Total Units in Strata: **91**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased:
 Fixtures Rmvd:
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Snow removal**
 Legal: **PL NWS1758 LT 43 LD 36 SEC 19 TWP 13 PART NE 1/4**
 Amenities: **Club House,In Suite Laundry,Playground**
 Site Influences: **Central Location,Private Yard,Recreation Nearby,Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 8'			x			x
Main	Living Room	17' x 13'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Laundry	8' x 8'			x			x
Main	Eating Area	8' x 6'			x			x
Above	Master Bedroom	14' x 13'			x			x
Above	Bedroom	12' x 8'			x			x
Above	Bedroom	12' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	649	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	693	Crawl/Bsmt. Height:			1	Above	4	No
Finished Floor (Below):	0	Restricted Age:			2	Above	2	Yes
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No
Finished Floor (Total):	1,342 sq. ft.	# or % of Rentals Allowed: 5%			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns			5			No
Grand Total:	1,342 sq. ft.	Basement: None			6			No
					7			No
					8			No

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

PERFECT LOCATION with lots of extra space for a young family this updated END UNIT in Bertrand Estates!Skip the kids across the street to school in the morning or over to run and play in large field,waterpark,3 playgrounds,play some tennis or baseball or walk a couple blocks to the new recreation center and go for a swim or skate!This 3 bedroom,3 bathroom unit has plenty to boast about.Including;New hot water tank 2019,New stove,New microwave range-hood and New Refrigerator(not in pics),New window coverings, professionally repainted and refinished kitchen cupboards,newer flooring,lots ofstorage. 2 pets any size,rentals allowed,family friendly.Large clubhouse and play center to enjoy!Come and view this fantastic unit in a healthy and well run strata complex!

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