

R2494480
Apartment/Condo

108 20239 MICHAUD CRESCENT
Langley
Langley City
V3A 8L1

Residential Attached
\$355,800 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1997**
 Bedrooms: **2** Age: **23**
 Lot Area Bathrooms: **2** Zoning: **RM3A**
 Flood Full Baths: **2** Gross Taxes: **\$1,728.00**
 Plain: Half Baths: **0** For Tax Year: **2019**
 Rear Yard Maint. Fee: **\$342.50** P.I.D.: **023-714-638**
 Exp:
 Mgmt. Co's Name: **STRATACO**
 Mgmt. Co's Phone: **604-294-4141**
 View: **No**
 Complex / Subdiv: **CITY GRANDE**
 Services Connected: **Electricity,Natural Gas,Storm Sewer,Water**

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Units in Strata: **74**
 Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Locker: **Yes**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate,Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Hot Water,Management,Snow removal**
 Legal: **STRATA LOT 5, DISTRICT LOT 305, GROUP 2, NWD PLAN LMS2725, TOGETHER WITH AN INTE**
 Amenities: **Club House,Elevator,Exercise Centre,In Suite Laundry,Wheelchair Access**
 Site Influences: **Central Location,Private Setting,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 12'4			x			x
Main	Dining Room	10'6 x 8'6			x			x
Main	Kitchen	11'6 x 8'3			x			x
Main	Master Bedroom	14'6 x 10'9			x			x
Main	Bedroom	11'0 x 9'0			x			x
Main	Laundry	7'0 x 5'0			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,025	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:			3			No
Finished Floor (Total):	1,025 sq. ft.	# or % of Rentals Allowed:			4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns			5			No
Grand Total:	1,025 sq. ft.	Basement: None			6			No
					7			No
					8			No

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

CITY GRANDE! Be Fast on this one! This GROUND floor unit is a MUST! Super private WEST backing location! Fantastic patio with lovely privacy cedars! Awesome Open Plan living with bedrooms on opposite ends for added privacy! 9 foot ceilings! Laminate floors & brand new carpets! Kitchen boasts lovely backsplash & tile floor! The dining room area is open to the Kitchen & Living Room - making it PERFECT for entertaining! The Living Room features a lovely corner gas fireplace and a walk-out to your private patio! The Spacious Master Retreat has brand new carpeting - a walk-in closet and a 3 pce ensuite! Ground Floor units are a RARELY available! WOW! PRIME location - Walk to shopping, library, parks, community centre & future Sky-train! You will LOVE IT!

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