

R2501698
Townhouse

158 20391 96 AVENUE
Langley
Walnut Grove
V1M 2L2

Residential Attached
\$559,900 (LP)



Depth/Size (ft.):
Frontage (ft.):
Approx. Yr Built: **1992**
Bedrooms: **2**
Age: **28**
Lot Area:
Bathrooms: **2**
Zoning: **CD 2**
Flood Plain: **No**
Full Baths: **2**
Gross Taxes: **\$3,223.66**
Rear Yard:
Half Baths: **0**
For Tax Year: **2019**
Exp:
Maint. Fee: **\$339.13**
P.I.D.: **018-215-386**
View:
Complex / Subdiv:
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double,RV Parking Avail.,Visitor Parking**
Dist. to Transit: Dist to School Bus:
Units in Development: **224** Total Units in Strata: **224**
Title to Land: **Freehold Strata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate,Tile,Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Recreation Facility,Snow removal**
Legal: **STRATA LOT 73, PLAN LMS509, DISTRICT LOT 124, GROUP 2, NEW WESTMINSTER LAND DIST**
Amenities: **Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub,Wheelchair Access**
Site Influences: **Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'			x			x
Main	Dining Room	14' x 9'4			x			x
Main	Family Room	18'7 x 10'11			x			x
Main	Kitchen	10' x 13'11			x			x
Main	Nook	7' x 5'2			x			x
Main	Master Bedroom	15'6 x 12'6			x			x
Main	Bedroom	11'7 x 9'10			x			x
Main	Foyer	11'2 x 4'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,569	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	No
Finished Floor (Basement):	0	Suite:		3			No
Finished Floor (Total):	1,569 sq. ft.	Crawl/Bsmt. Height:		4			No
Unfinished Floor:	0	Beds in Bsmt.:	0	5			No
Grand Total:	1,569 sq. ft.	Basement:	None	6			No
				7			No
				8			No

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

CHELSEA GREEN and Sought after GROUND FLOOR LEVEL, w/ DOUBLE S/S Garage. This unit is in one of the BEST locations in this gated complex. Right out the front door is a lush park area that feels like part of the unit!! Exceptionally maintained, adult 19+ community with AMAZING AMENITIES: Outdoor Pool, hottub, workshop, guest suite, exercise room & club house w/ kitchen and RV Parking Available. Large, open plan with sliders to a nice fenced yard and patio. Big Living & Dining Room with lots of window & a cozy gas F/P. Bright kitchen with island, pantry AND eating area, adjoins to a family room. Spacious Master bedroom with his/hers closets and an ensuite. Additional bedroom or a Den. Clean and quiet in floor hot water heat. No rentals allowed but 2 small pets welcome!! Plus NEW ROOF!!

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