

R2524717
Apartment/Condo

105 20448 PARK AVENUE
Langley
Langley City
V3A 4N3

Residential Attached
\$414,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1995**
 Bedrooms: **2** Age: **25**
 Lot Area Bathrooms: **2** Zoning: **MF**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,950.65**
 Rear Yard Half Baths: **0** For Tax Year: **2020**
 Exp: Maint. Fee: **\$380.39** P.I.D.: **023-267-232**
 Mgmt. Co's Name: **STRATAFORCE**
 Mgmt. Co's Phone: **604-510-1181**
 View: **No**
 Complex / Subdiv: **JAMES COURT**
 Services Connected: **Electricity,Storm Sewer,Water**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding,Visitor Parking**
 Locker: **Yes**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **50** Total Units in Strata: **50**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Tile**

Maint Fee Inc: **Garbage Pickup,Gas,Management,Recreation Facility,Water**
 Legal: **STRATA LOT 5, PLAN LMS2220, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTR**
 Amenities: **Bike Room,In Suite Laundry,Recreation Center,Storage,Workshop Attached**
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Security System,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 6'8			x			x
Main	Kitchen	9'10 x 10'0			x			x
Main	Dining Room	12'4 x 6'11			x			x
Main	Living Room	14'8 x 12'10			x			x
Main	Master Bedroom	13'4 x 14'10			x			x
Main	Walk-In Closet	9'5 x 6'3			x			x
Main	Bedroom	10'1 x 10'10			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,096	# of Rooms: 7 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	3	No
Finished Floor (Below):	0	Restricted Age: 19+	2	Main	5	Yes
Finished Floor (Basement):	0	# of Pets: 1 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	1,096 sq. ft.	# or % of Rentals Allowed: None	4			No
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed	5			No
Grand Total:	1,096 sq. ft.	Basement: None	6			No
			7			No
			8			No

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

WELCOME HOME to this 2 bedroom ground floor unit in James Court featuring large patio, which is partly covered and offers access directly to the unit. This home has had numerous upgrades including flooring & lighting, blinds, fireplace tile, bathroom updates, crown and newer appliances. Gas is included and seller currently uses the gas fireplace to heat the unit. The building is 19+ and is within walking distance to numerous shops and easy access to transit. 1 cat or 1 dog, no more than 16" allowed; no rentals allowed. Call today and make this your new home!

