R2871860 Townhouse

64 19760 55 AVENUE LANGLEY

Langley City, V3A 0L1

Residential Attached \$839,900 (LP)

Depth/Size (ft): Frontage (ft):						
• • • •		Bedrooms:	3	Approx. Year Buil	lt: 2021	
		Bathrooms:	3	Age:	3	
_ot Area:		Full Baths:	2	Zoning:	MF	
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,87	79 29
Rear Yard Exp:		Maint. Fee:	345.66	For Tax Year:	2023	
View:		Maint. Fee.	345.00	P.I.D.:		220-533
iew.				P.I.D	031-2	220-555
Style of Home:	3 Storey, End Unit		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed		Parking Access:			
oundation:			Parking:	Grge/Double Tand	lem	
Rain Screen:			Locker:			
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Electric		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric,Natural Gas		Property Disc:	Yes		
Outdoor Area:	Rooftop Deck		PAD Rental:			
Type of Roof:	Torch-On		FAD nemal. Fixtures Leased:	No		
Floor Finish:	Vinyl/Linoleum		Fixtures Rmvd:	Yes		
	Viny# Enoieum			163		
/iew:		'				
Igmt. Company:	Peninsula Strata Mana	acement				
agint. Company.	Termisula Otrata Maria	gement				
Complex / Subdiv						
•		Natural Gao Sanitary Sowar Storm Sou	wor Wator			
Complex / Subdiv: Services Connected:	STRATA LOT 19 SECT	Natural Gas,Sanitary Sewer,Storm Sev TION 3 TOWNSHIP 8 NEW WESTMINS	STER DISTRICTSTRATA PL			TEREST IN THE
Services Connected:	STRATA LOT 19 SECT	•	STER DISTRICTSTRATA PL			TEREST IN THE
Services Connected: Legal:	STRATA LOT 19 SECT	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN	STER DISTRICTSTRATA PL			TEREST IN THE
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Services Connected: Legal: Amenities: Site Influences: Features:	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT	TA LOT AS SHOWN O	N FORM V	
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Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft	STER DISTRICTSTRATA PL/ TITLEMENT OF THE STRAT	TA LOT AS SHOWN O Garage Door Opener,	N FORM V Microwave,Securi	ty System,Smoke
Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor	TA LOT AS SHOWN O Garage Door Opener,I Type	N FORM V Microwave,Securi	ty System,Smoke sions
Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Below Main	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste Type Foyer	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions 6'6 x 7'10	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor Above	TA LOT AS SHOWN O Garage Door Opener,I Type Bedroom	N FORM V Microwave,Securi Dimens 7'5 x 8'2	ty System,Smoke sions
Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Below Main Main	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste Type Foyer Kitchen	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions 6'6 x 7'10 15'5 x 11'8	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor Above	TA LOT AS SHOWN O Garage Door Opener,I Type Bedroom	N FORM V Microwave,Securi Dimens 7'5 x 8'2	ty System,Smoke sions
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Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Below Main Main Main Above	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste Type Foyer Kitchen Dining Room Living Room Primary Bedroom	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN- uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions 6'6 x 7'10 15'5 x 11'8 10'3 x 10'6 16'11 x 16'1 11'8 x 10'2	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor Above	TA LOT AS SHOWN O Garage Door Opener,I Type Bedroom	N FORM V Microwave,Securi Dimens 7'5 x 8'2	ty System,Smoke sions
Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Below Main Main Main Main Move Noove	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste Type Foyer Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN- uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions 6'6 x 7'10 15'5 x 11'8 10'3 x 10'6 16'11 x 16'1 11'8 x 10'2 4'8 x 6'2	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor Above	TA LOT AS SHOWN O Garage Door Opener,I Type Bedroom	N FORM V Microwave,Securi Dimens 7'5 x 8'2	ty System,Smoke sions
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Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Below Main Main Main Main Move Above Above	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste Type Foyer Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN- uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions 6'6 x 7'10 15'5 x 11'8 10'3 x 10'6 16'11 x 16'1 11'8 x 10'2 4'8 x 6'2 8'2 x 11'2	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor Above Abv Main 2	A LOT AS SHOWN O Garage Door Opener,I Type Bedroom Patio	N FORM V Microwave,Securi Dimens 7'5 x 8'2 16'2 x 3	ty System,Smoke sions 2 38'2
Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Below Main Main Main Main Above Above Above Sinished Floor (Main): Finished Floor (Above):	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste Type Foyer Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet Bedroom	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN- uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions 6'6 x 7'10 15'5 x 11'8 10'3 x 10'6 16'11 x 16'1 11'8 x 10'2 4'8 x 6'2 8'2 x 11'2 # Of Rooms:	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor Above Abv Main 2	TA LOT AS SHOWN O Garage Door Opener,I Type Bedroom Patio Bathroom Floor	N FORM V Microwave,Securi Dimens 7'5 x 8'2 16'2 x 3 # of Pieces	ty System,Smoke sions 2 88'2 Ensuite?
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Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Fioor Selow Main Main Main Main Nove Nove Nove Solve S	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste Type Foyer Kitchen Dining Room Living Room Living Room Primary Bedroom Walk-In Closet Bedroom 656 sqft 711 sqft 143 sqft	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN- uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions 6'6 x 7'10 15'5 x 11'8 10'3 x 10'6 16'11 x 16'1 11'8 x 10'2 4'8 x 6'2 8'2 x 11'2 # Of Rooms: # Of Kitchens: # Of Levels:	STER DISTRICTSTRATA PL TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor Above Abv Main 2	TA LOT AS SHOWN O Garage Door Opener, Type Bedroom Patio Bathroom Floor Main Above	N FORM V Microwave,Securi Dimens 7'5 x 8'2 16'2 x 3 16'2 x 3 # of Pieces 2 4	ty System,Smoke sions 2 88'2 Ensuite? No No
Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	STRATA LOT 19 SECT COMMON PROPERTY Air Cond./Central,In Su Air Conditioning,ClthW Alarm Pets Allowed w/Rest.,F Royal LePage - Wolste Type Foyer Kitchen Dining Room Living Room Living Room Primary Bedroom Walk-In Closet Bedroom 656 sqft 711 sqft 143 sqft 0 sqft	TION 3 TOWNSHIP 8 NEW WESTMINS Y IN PROPORTION TO THE UNIT EN- uite Laundry /sh/Dryr/Frdg/Stve/DW,Drapes/Window Rentals Allowed encroft Dimensions 6'6 x 7'10 15'5 x 11'8 10'3 x 10'6 16'11 x 16'1 11'8 x 10'2 4'8 x 6'2 8'2 x 11'2 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	STER DISTRICTSTRATA PLJ TITLEMENT OF THE STRAT v Coverings,Fireplace Insert, Floor Above Abv Main 2 9 1 3 None	TA LOT AS SHOWN O Garage Door Opener, Type Bedroom Patio Bathroom Floor Main Above	N FORM V Microwave,Securi Dimens 7'5 x 8'2 16'2 x 3 16'2 x 3 # of Pieces 2 4	ty System,Smoke sions 2 88'2 Ensuite? No No

Welcome to TERRACES 3! This 3 bed, 3 bath, END UNIT has extra windows & flooded with natural light. Located in one of the best spots in the complex! Featuring a OPEN floor plan with large eat up island the kitchen boasts SS appliances, 5 burner gas stove, quartz counters, + THREE PANTRIES & an abundance of storage! Nice size dining room, large living area with fireplace & powder room on the main. Upstairs is a primary suite with WIC, En suite with DBL shower, 2 further bedrooms, 1 with a south facing balcony. BONUS 2 more closets in the hallway! Continue up the stunning roof top patio with views for miles, drenched in sunlight & incredible sun sets, a perfect entertaining space. Instant hot water, Central A/C, forced air heating, vinyl throughout, HUGE tandem garage & much more!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.