## 101 20217 MICHAUD CRESCENT LANGLEY

Langley City, V3A 8L1

Residential Attached \$570,000 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	ilt: 1994	4
Frontage (ft):		Bathrooms:	2	Age:	30	
Lot Area:		Full Baths:	2	Zoning:	MF	
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:		96.31
Rear Yard Exp:		Maint. Fee:	468.87	For Tax Year:	2023	
View:	No			P.I.D.:	018-	952-381
Style of Home:	Inside Unit		Parking:	Total: 1 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Stucco, Vinyl		Parking Access:	Front		
Foundation:			Parking:	Garage Underbuilding, Visitor Parking		
Rain Screen:			Locker:	Yes		
Renovations:			Units in Dev:	111 - Total Units ir	n Strata: 110	
# of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric,Natural Gas		Property Disc:	No		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed,Carpe	it in the second s	Fixtures Rmvd:	No		
Mgmt. Company: Complex / Subdiv:	No First Service Residenti Michaud Gardens Electricity,Natural Gas,	ial - 604-689-6969 ,Sanitary Sewer,Storm Sewer,Water				
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre	,Sanitary Sewer,Storm Sewer,Water DL 305 LD 36 n Suite Laundry,Recreation Center,Stor eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,Gara	-	rkshop Attached		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F	,Sanitary Sewer,Storm Sewer,Water DL 305 LD 36 n Suite Laundry,Recreation Center,Stor eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,Gara	age Door Opener	rkshop Attached		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F Homelife Benchmark T	,Sanitary Sewer,Storm Sewer,Water DL 305 LD 36 In Suite Laundry,Recreation Center,Stor eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,Gara Rentals Allowed Titus Realty, Homelife Benchmark Titus	age Door Opener s Realty		<b>Dimen</b> 5'7 x 6	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F Homelife Benchmark T	,Sanitary Sewer,Storm Sewer,Water DL 305 LD 36 In Suite Laundry,Recreation Center,Stor eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,Gara Rentals Allowed Titus Realty, Homelife Benchmark Titus Dimensions	age Door Opener s Realty Floor	Туре		'2
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F Homelife Benchmark T <b>Type</b> Living Room Dining Room	,Sanitary Sewer,Storm Sewer,Water DL 305 LD 36 In Suite Laundry,Recreation Center,Stor eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,Gara Rentals Allowed Titus Realty, Homelife Benchmark Titus <b>Dimensions</b> 12'8 x 13'3 12'9 x 11'7	age Door Opener s Realty Floor Main	<b>Type</b> Laundry	5'7 x 6	'2
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F Homelife Benchmark T <b>Type</b> Living Room Dining Room Foyer Other Kitchen Primary Bedroom Other 1,101 sqft	Sanitary Sewer, Storm Sewer, Water DL 305 LD 36 In Suite Laundry, Recreation Center, Store eation Nearby, Shopping Nearby ve/DW, Drapes/Window Coverings, Gara Rentals Allowed Titus Realty, Homelife Benchmark Titus Dimensions 12'8 × 13'3 12'9 × 11'7 5'1 × 5'8 5'10 × 8' 12'3 × 11'2 11'8 × 13'6 8'8 × 9'8 # Of Rooms:	age Door Opener s Realty Floor Main Main	Type Laundry Bedroom Bathroom Floor	5'7 x 6 9'6 x 1 <b># of Pieces</b>	'2 2'9 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Service Company Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F Homelife Benchmark T <b>Type</b> Living Room Dining Room Foyer Other Kitchen Primary Bedroom Other 1,101 sqft 0 sqft	Sanitary Sewer, Storm Sewer, Water DL 305 LD 36 In Suite Laundry, Recreation Center, Store eation Nearby, Shopping Nearby ve/DW, Drapes/Window Coverings, Gara Rentals Allowed Titus Realty, Homelife Benchmark Titus Dimensions 12'8 × 13'3 12'9 × 11'7 5'1 × 5'8 5'10 × 8' 12'3 × 11'2 11'8 × 13'6 8'8 × 9'8 # Of Rooms: # Of Kitchens:	age Door Opener s Realty Floor Main Main 9	Type Laundry Bedroom Bathroom Floor Main	5'7 x 6 9'6 x 1 <b># of Pieces</b> 3	'2 2'9 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F Homelife Benchmark T Type Living Room Dining Room Dining Room Foyer Other Kitchen Primary Bedroom Other 1,101 sqft 0 sqft 0 sqft	,Sanitary Sewer,Storm Sewer,Water DL 305 LD 36 In Suite Laundry,Recreation Center,Store eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,Gara Rentals Allowed Titus Realty, Homelife Benchmark Titus Dimensions 12'8 × 13'3 12'9 × 11'7 5'1 × 5'8 5'10 × 8' 12'3 × 11'2 11'8 × 13'6 8'8 × 9'8 # Of Rooms: # Of Kitchens: # Of Levels:	age Door Opener s Realty Floor Main Main 9	Type Laundry Bedroom Bathroom Floor Main	5'7 x 6 9'6 x 1 <b># of Pieces</b> 3	'2 2'9 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor Main Main Main Main Main Main Main Main	First Service Residenti Michaud Gardens Electricity,Natural Gas, PL LMS01043 LT 40 D Club House,Elevator,Ir Central Location,Recre ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.,F Homelife Benchmark T Type Living Room Dining Room Dining Room Foyer Other Kitchen Primary Bedroom Other 1,101 sqft 0 sqft 0 sqft 0 sqft	,Sanitary Sewer,Storm Sewer,Water DL 305 LD 36 In Suite Laundry,Recreation Center,Stor eation Nearby,Shopping Nearby ve/DW,Drapes/Window Coverings,Gara Rentals Allowed Titus Realty, Homelife Benchmark Titus Dimensions 12'8 × 13'3 12'9 × 11'7 5'1 × 5'8 5'10 × 8' 12'3 × 11'2 11'8 × 13'6 8'8 × 9'8 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	age Door Opener s Realty Floor Main Main 9 1 1 None	Type Laundry Bedroom Bathroom Floor Main	5'7 x 6 9'6 x 1 <b># of Pieces</b> 3	'2 2'9 Ensuite? Yes

MICHAUD GARDENS located in Langley city within walking distance to: shopping, transit, senior's centre and library. Nicely maintained 2 bdrm, 2 bath, approx 1,100 sq ft elevated 1st floor apartment w/laminate flooring in livingroom & dining room and good-sized (20') balcony faces south. A 2 minute walk to Linwood Park. A beautiful complex complete with two amenity rooms and workshop. Pets allowed with restrictions, rentals allowed. Don't miss out on this one. Some photos are virtually staged. OPEN HOUSE Sat. May 11th 2-4 pm.

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