R2881076 Townhouse

1308 21937 48 AVENUE LANGLEY

Murrayville, V3A 8C3

Residential Attached \$725,000 (LP)

Iownnouse	Murrayville, V3A 8C3					\$725,000 (LP)	
Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	l t: 1991		
Frontage (ft):		Bathrooms:	2	Age:	33		
Lot Area:		Full Baths:	2	Zoning:	RM-2	2	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,23		
Rear Yard Exp:	South	Maint. Fee:	404.31	For Tax Year:	2023		
View:	No	Maria Pece	10.101	P.I.D.:		340-721	
	110				0103	510721	
Style of Home:	End Unit,Ground Leve	al Unit	Parking:	Total: 2 - Covered:	1		
Construction:	Frame - Wood		Covered Parking:	1			
Exterior:	Vinyl,Wood		Parking Access:	Front			
oundation:			Parking:	Carport; Single,RV	/ Parking Avail.,V	isitor Parking	
Rain Screen:			Locker:	No			
Renovations:			Units in Dev:	111			
t of Fireplaces:	1 - Fuel: Gas - Natural	I	Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold Strata			
Fuel/Heating:	Forced Air,Natural Gas	s	Property Disc:	Yes			
Dutdoor Area:	Patio(s)		PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Laminate		Fixtures Rmvd:	No			
View: Mgmt. Company:	No Quay pacific - 604-371	1-2208					
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Quay pacific - 604-371 Orangewood Electricity,Natural Gas STRATA LOT 89 SEC COMMON PROPERT Club House,Workshop Central Location,Golf ClthWsh/Dryr/Frdg/Str	s,Sanitary Sewer,Water TION 6 TOWNSHIP 11 NEW WESTMII Y INPROPORTION TO THE UNIT EN	TITLEMENT OF THE STRAT			ITEREST IN THE	
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Orangewood ~ a 55+ complex w/ a sense of community rarely found! This 1416 sq ft ground level rancher style end unit is meticulously kept & move in ready! Tons of updates include new furnace, hot water tank, freshly painted & more. Open concept dining & living rm w/ gas fireplace. Step out to the private 10x10 patio & enjoy the upcoming summer! Two huge bedrooms including the primary suite large enough for a king bed w/ his & hers closets & 4 pc ensuite. The den is a great flex space & makes a great office, extra tv rm etc. White kitchen has newer S/S appliances, casual dining space, & there is a full laundry rm. Storage is no problem w/ the easily accessible massive crawlspace! This home has lots of windows & sky lights making it nice & bright! Walk to the library, shopping, rec & 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.