



Presented by:  
**Joel Schacter**  
 RE/MAX Treeland Realty  
 Phone: 604-533-3491  
 www.elevationrealestate.ca  
 joel@elevationrealestate.ca



**Active**  
**R2303033**  
 Board: F  
 Apartment/Condo

**209 20177 54A AVENUE**

Langley  
 Langley City  
 V3A 3W6

Residential Attached

**\$388,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$388,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1993**  
 Depth / Size (ft.): Bedrooms: **2** Age: **25**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM2**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$1,430.09**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**  
 Exposure: Maint. Fee: **\$371.01** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **Yes** P.I.D.: **018-316-107**  
 Mgmt. Co's Name: **Campbell Strata Management** Tour:  
 Mgmt. Co's Phone:  
 View: **No**  
 Complex / Subdiv: **Stonegate**  
 Services Connected: **Electricity**

Style of Home: <b>End Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground, Open, Visitor Parking</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>17</b>
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish:	
Type of Roof: <b>Asphalt, Torch-On</b>			

Maint Fee Inc: **Gardening, Gas, Hot Water, Management**  
 Legal: **STRATA LOT 9 PLAN LMS935 DISTRICT LOT 305 LAND DISTRICT 2 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 13'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Bedroom	10' x 9'6			x			x
Main	Master Bedroom	14' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>952</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>952 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>952 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Treeland Realty** **RE/MAX Treeland Realty**

**This spacious 2 bed + 2 full bath END UNIT features recent modern updates which includes: fresh paint, newer floors, crown mouldings, and fire place mantel. Enjoy your morning coffee on the privately covered balcony, which overlooks the park and garden areas. This is a quiet and very well mentained low rise building inside and out. Pet owners can take advantage of the designated dog area (small dogs okay). Located in an excellent central location, Stonegate is within walking distance to parks, schools, shops, restaurants and bus routes. Hydro and Gas are included in the maintenance fee.**