



Presented by:
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elevation

Active
R2511594
Board: F
Apartment/Condo

112 19774 56 AVENUE

Langley
Langley City
V3A 3X6

Residential Attached

\$389,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$389,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2006
Depth / Size (ft.):	Bedrooms: 2	Age: 14
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM2
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,489.29
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$307.24	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 026-819-961
Mgmt. Co's Name: NAI Goddard & Smith		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-534-7974		
View: No		
Complex / Subdiv: Madison Station		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: Sanitation		

Style of Home: End Unit, Ground Level Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		Locker:
Exterior: Brick, Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 47
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Patio(s)		Floor Finish: Laminate, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **STRATA LOT 15 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2040TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, Bike Room, Exercise Centre, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 11'11			x			x
Main	Kitchen	11'10 x 9'6			x			x
Main	Master Bedroom	9'4 x 11'6			x			x
Main	Bedroom	8'9 x 11'7			x			x
Main	Laundry	3'8 x 5'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 751	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total): 751 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6			No	
Grand Total: 751 sq. ft.				7			No	
				8			No	

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

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Madison Station – This ground floor corner unit on the quiet side of the building has 2 bedrooms, 2 bathrooms and a spacious backyard area that is great for pets! A bright & cozy home, nicely appointed with laminate floors, granite counters, stainless steel appliances and an island kitchen with eating bar. Extra windows and an efficient layout make this suite feel larger than it is. The living room features an electric fireplace and access to a covered patio. Includes air conditioning in the master bedroom, 2 parking spaces (1 underground and 1 outside for an oversized vehicle), a storage locker and secure bike room. The well run strata has no restrictions on size of dog, rentals allowed with restriction, currently under the limit.