



Presented by:
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Active
R2443923
Board: F
Townhouse

280 20391 96 AVENUE

Langley
Walnut Grove
V1M 2L2

Residential Attached

\$549,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$549,900**
Meas. Type: Frontage (metres): Approx. Year Built: **1992**
Depth / Size (ft.): Bedrooms: **2** Age: **28**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-2**
Flood Plain: Full Baths: **2** Gross Taxes: **\$3,119.81**
Council Apprv?: Half Baths: **0** For Tax Year: **2019**
Exposure: Maint. Fee: **\$344.11** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-073-808**
Mgmt. Co's Name: **HUGH MCKINNON REALTY LTD.** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-531-1909**
View: **No :**
Complex / Subdiv: **Chelsea Green**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **Sanitation**

Style of Home: Rancher/Bungalow, Upper Unit	Total Parking: 2 Covered Parking: 1 Parking Access:
Construction: Frame - Wood	Parking: Garage; Single, Open
Exterior: Vinyl	Locker:
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLK Dist. to School Bus:
Rain Screen:	Units in Development: Total Units in Strata: 182
Renovations:	Title to Land: Freehold Strata
Water Supply: City/Municipal	Metered Water:
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:
Fuel/Heating: Hot Water, Radiant	# of Fireplaces: 1
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Property Disc.: Yes
Type of Roof: Asphalt	Fixtures Leased: No :
	Fixtures Rmvd: No :
	Floor Finish: Vinyl/Linoleum, Wall/Wall/Mixed

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Water**
Legal: **STRATA LOT 69 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS509 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**
Amenities: **Community Meals, Exercise Centre, Guest Suite, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Gated Complex, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 10'			x			x
Main	Dining Room	9'6 x 7'10			x			x
Main	Kitchen	12' x 10'5			x			x
Main	Family Room	21'3 x 21'3			x			x
Main	Bedroom	10'6 x 12'6			x			x
Main	Master Bedroom	16'7 x 21'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,617	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:	1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2 Cats: Yes Dogs: Yes	3			No	Pool:
Finished Floor (Total): 1,617 sq. ft.	# or % of Rentals Allowed:	4			No	Garage Sz:
	Bylaws: Age Restrictions, Rentals Allwd w/Restrctns, Rentals Not Allowed	5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: None	6			No	
Grand Total: 1,617 sq. ft.		7			No	
		8			No	

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

Extensively updated upper unit with almost 1700sq.ft. in Chelsea Green! Two bedrooms and two bathrooms in highly desired complex featuring updated kitchen & bathrooms, quartz counter tops, fresh paint, new carpets, flooring and mouldings throughout! Also including numerous new light fixtures, energy efficient LED lights and new top down/bottom up blinds throughout. This bright and spacious floor plan is great for entertaining with a large living room with gas fireplace and 2 covered decks (facing East and West). Enjoy direct access to your private garage and only a short walk to the gorgeous clubhouse, pool, hot tub, exercise area, guests suite, workshop, and much more! Well managed 19+ strata with new roofs allows two small pets and no rentals.