



Presented by:

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Active
R2422182Board: F
Apartment/Condo**109 20110 MICHAUD CRESCENT**Langley
Langley City
V3A 4B1

Residential Attached

\$333,900 (LP)
(SP) 

Sold Date: Frontage (feet): Original Price: **\$339,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**
 Depth / Size (ft.): Bedrooms: **1** Age: **25**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RS1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,867.48**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$282.13** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **023-078-626**
 Mgmt. Co's Name: **NAI Goddard & Smith** Tour:
 Mgmt. Co's Phone: **045-344-7974**
 View: :
 Complex / Subdiv: **Regency Terrace**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: Ground Level Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Mixed, Stucco, Vinyl	Locker: Y		
Foundation: Concrete Perimeter	Dist. to Public Transit: Front of Bldg	Dist. to School Bus: 3 Blocks	
Rain Screen:	Units in Development: 46	Total Units in Strata: 46	
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: No	
Outdoor Area: Patio(s)	Floor Finish: Vinyl/Linoleum, Wall/Wall/Mixed		
Type of Roof: Asphalt, Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 8 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1967 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 13'			x			x
Main	Dining Room	8'6 x 9'			x			x
Main	Kitchen	8'4 x 11'6			x			x
Main	Den	8'6 x 10'			x			x
Main	Bedroom	10'8 x 13'			x			x
Main	Patio	7'6 x 12'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 784	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats:	Dogs: Yes	4				Pool:
Finished Floor (Total): 784 sq. ft.	# or % of Rentals Allowed: 6			5				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			6				Grg Dr Ht: 6'10
Unfinished Floor: 0	Basement: None			7				
Grand Total: 784 sq. ft.				8				

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

Immaculate 1 bdrm & den south-east facing ground floor condo features open plan, cozy open gas f/p (incl in fees), spacious kitchen w/ plenty of cupboard & drawer storage, breakfast nook area & has a wide pass-through to liv rm. Bthrm has soaker tub w/ ceramic tile surround, a full-wall vanity mirror & cheater door to bdrm. Wall-to-wall glass sliding door from lvng rm opens to large private patio & courtyard. Comes w/ security system and new washer & garburator. Extra insulation & sound treatment in common walls. Nxt to front entrance, elevator, mailbox & amenities rm. 2 secure u/g parking stalls near elevator & storage locker. All-new roof in July 2018. Across from Linwood Park, kids play area, dog park & bus. Blocks to trails, shopping, elementary school, medical centre, restaurants etc.