



Presented by:

Tyler Schacter - PREC

RE/MAX Treeland Realty
Phone: 604-533-3491
<http://www.elevationrealestate.ca/>
tyler@elevationrealestate.ca

elevation

Active
R2457115

Board: F
Townhouse

280 20391 96 AVENUE

Langley
Walnut Grove
V1M 2L2

Residential Attached

\$539,900 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$375.42**

Original Price: **\$539,900**
Approx. Year Built: **1992**
Age: **28**
Zoning: **CD-2**
Gross Taxes: **\$3,119.81**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**

Mgmt. Co's Name: **HUGH MCKINNON REALTY LTD.**

Mgmt. Co's Phone: **604-531-1909**

View: **No :**

Complex / Subdiv: **Chelsea Green**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water Sanitation**

P.I.D.: **018-073-808**
Tour: **Virtual Tour URL**

Style of Home: **Rancher/Bungalow, Upper Unit**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Hot Water, Radiant**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1**

Parking: **Garage; Single, Open**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata: **182**

Dist. to Public Transit: **1 BLK**

Units in Development:

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

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 IN PROPORTION 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	Family Room	15'10 x 10'			x			x
Main	Dining Room	9'6 x 7'10			x			x
Main	Kitchen	10'11 x 10'4			x			x
Main	Living Room	21'3 x 21'3			x			x
Main	Bedroom	12'5 x 10'5			x			x
Main	Master Bedroom	19'4 x 12'3			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, Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Rentals Not			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.