



Presented by:
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elevation

Active
R2457115
Board: F
Townhouse

280 20391 96 AVENUE

Langley
Walnut Grove
V1M 2L2

Residential Attached

\$527,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$539,900
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: \$375.42	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**
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 Access:
Parking: **Garage; Single, Open**

Locker:
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.