205-23189 FRANCIS AVENUE

2 BEDROOM | 2 BATHROOM LIVING AREA: 1,218 SQFT



LUXURY LIVING AT IT'S FINEST!

Exclusive Lily Terrace in the heart of Ft Langley. This elegantly designed luxury condo boasts 2 beautiful bdrms, including a master that exudes luxury. A jaw dropping ensuite with heated porcelain tiles and under cabinet lighting that comes on automatically as you enter. In the heart of the home you will find a gourmet kitchen featuring a striking appliance wall, built in wine fridge, Double dshwshr. ultra soft closing cabinets, and an island with an oversized farm style sink, all part of the sophisticated open concept household. The built in sound system throughout the home makes entertaining in this space flow naturally and when its time to get to work, retreat to your floor to ceiling glassed in office which makes the perfect work from home space.















WALK SCORE



Somewhat Walkable Some errands can be accomplished on foot.



Some Transit

A few nearby public transportation options.



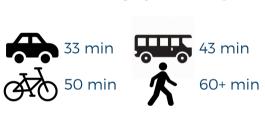
Very Bikeable

Biking is convenient for most trips



Downtown Langley Township





SCHOOL CATCHMENT

Fort Langley Elementary

8877 Bartlett Street Langley, BC V1M 2S6 (604) 888-2111

DW Poppy Secondary

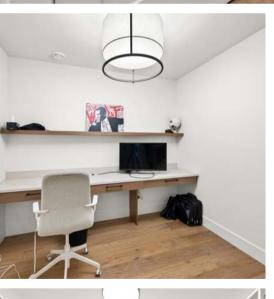
23752 52 Avenue. Langley, BC V2Z 2P3 (604) 530-2151



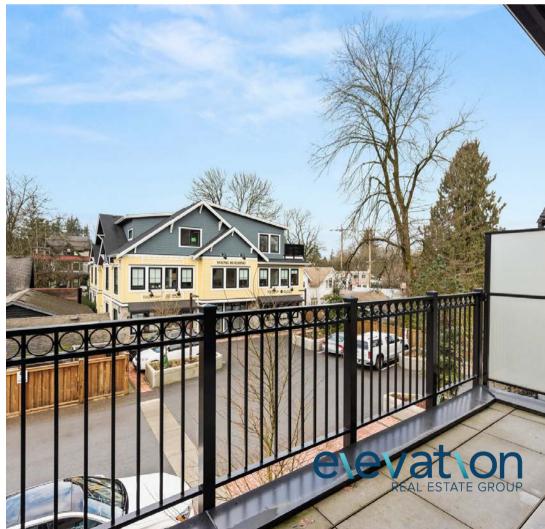












FLOOR PLAN



SIZED AND DIMENSIONS ARE APPROXIMATE ACTITAL MAY VARY

GROSS INTERNAL AREA 1128 sq ft Matterport

For a 3D virtual walkthrough, visit:

https://www.elevationrealestate.ca/our-properties/205-23189-francis-avenue



MLS INFORMATION

Active 205 23189 FRANCIS AVENUE R2532327

Residential Attached

Tour: Virtual Tour URL

Board: F

Langley Fort Langley V1M 0G3

\$999,999 (LP)

(SP) M

\$4,295.20

C-2

2020

Apartment/Condo

Parking Access:



Sold Date: Original Price: \$999,999 Frontage (feet): Meas. Type: Frontage (metres): Approx. Year Built: 2018 Depth / Size (ft.): Redrooms: 2 Age: Lot Area (sq.ft.): 2 Zoning: Bathrooms: Flood Plain: Full Baths: 2 Gross Taxes: Council Appry?: Half Baths: For Tax Year: Exposure: Tax Inc. Utilities?: Maint. Fee: \$541.64 If new, GST/HST inc?: P.I.D.: 030-681-448

Mgmt. Co's Name: Dwell Property Mgmt

Total Parking: 2

Mgmt. Co's Phone: 604-821-2999 View: Yes: Fort Langley

Lily Terrace Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Covered Parking: 2

Sewer Type: Sanitation

Style of Home: 1 Storey, Inside Unit Brick, Frame - Wood Brick, Fibre Cement Board Construction:

Exterior: Foundation: **Concrete Slab**

Rain Screen: Full Renovations:

City/Municipal Water Supply:

Fireplace Fuel: Electric Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Balcony(s) Asphalt, Fibreglass Type of Roof:

Parking: Garage: Underground, Visitor Parking Locker: N Dist. to Public Transit: Reno. Year:

Dist. to School Bus: Units in Development: Total Units in Strata: 29

Title to Land: Freehold Strata

Property Disc.: No Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish: Hardwood

Maint Fee Inc: Garbage Pickup, Management, Snow removal

STRATA LOT 26, PLAN EPS5519, DISTRICT LOT 19, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN Legal:

THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Air Cond./Central, Elevator, In Suite Laundry, Storage Amenities:

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Wine Cooler

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: 1

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'5 x 10'1			x			x
Main	Dining Room	8'6 x 13'11			×			x
Main	Living Room	12' x 13'10			×			×
Main	Master Bedroom	11'11 x 14'2			×			×
Main	Bedroom	10'1 x 14'2			×			x
Main	Office	8'1 x 9'1			×			×
Main	Laundry	5'7 x 3'3			×			×
Main	Walk-In Closet	7'3 x 7'7			×			×
Main	Foyer	5'7 x 7'3			×			×
	579	¥			Y			Y

Bath Floor # of Pieces Ensuite? Outbuildings Finished Floor (Main): 1,218 # of Rooms: 9 # of Kitchens: 1 # of Levels: 1 Finished Floor (Above): Crawl/Bsmt. Height: Main No 0 Finished Floor (Below): 0 Restricted Age: 2 3 4 Main Yes Workshop/Shed: Finished Floor (Basement): # of Pets: Cats: Yes No Pool: No Finished Floor (Total): 1,218 sq. ft. # or % of Rentals Allowed: Garage Sz: 5 Bylaws: Pets Allowed, Rentals Allowed No Grg Dr Ht: 67 Unfinished Floor: No Grand Total: 1,218 sq. ft. Basement: None No 8

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

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> The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real 01/27/2021 01:29 PM Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

