# 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.



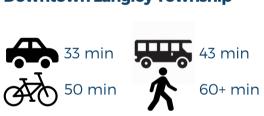
#### **Very Bikeable**

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**

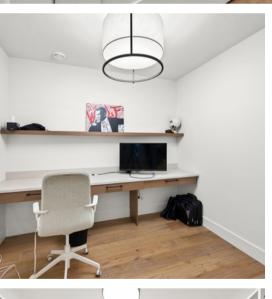
23752 52 Avenue. Langley, BC V2Z 2P3 (604) 530-2151















# FLOOR PLAN



SIZED AND DIMENSIONS ARE APPROXIMATE ACTUAL 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 R2532327 Residential Attached Langley \$979,900 (LP)

Board: F Fort Langley
Apartment/Condo V1M 0G3 (SP) M



Sold Date: Frontage (feet): Original Price: \$999,999 Meas. Type: Approx. Year Built: 2018 Frontage (metres): Depth / Size (ft.): Bedrooms: 2 Age: Lot Area (sq.ft.): 2 C-2 Bathrooms: Zoning: Flood Plain: 2 \$4,295.20 Full Baths: Gross Taxes: Council Appry?: Half Baths: n For Tax Year: 2020 Exposure: Maint. Fee: \$541.64 Tax Inc. Utilities?:

If new, GST/HST inc?: P.I.D.: 030-681-448

Mgmt. Co's Name: Dwell Property Mgmt Tour: Virtual Tour URL

Mgmt. Co's Phone: 604-821-2999
View: Yes: Fort Langley
Complex / Subdiv: Lily Terrace

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

Style of Home: 1 Storey, Inside Unit

Construction: Brick, Frame - Wood

Exterior: Brick, Fibre Cement Board

Total Parking: 2 Covered Parking: 2 Parking Access: Parking: Garage; Underground, Visitor Parking

Locker: N

Roundation: Concrete Slab Reno. Year: Dist. to Public Transit: Dist. to School Bus: Rain Screen: Full R.I. Plumbing: Units in Development: Total Units in Strata: 29

Renovations: R.I. Fireplaces: Title to Land: Freehold Strata
Water Supply: City/Municipal # of Fireplaces: 1

Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas
Outdoor Area: Balcony(s)
Type of Roof: Asphalt, Fibreglass

Fireplace Fuel: Property Disc.: No
Fixtures Leased: No:
Fixtures Rmvd: No:
Fixtures Rmvd: Hardwood

Maint Fee Inc: Garbage Pickup, Management, Snow removal

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

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

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

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

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

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

	^			^						
	Finished Floor (Main):	1,218	# of Rooms: 9	# of Kitchens: 1	L # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
	Finished Floor (Above):	0	Crawl/Bsmt. Heig	ht:		1	Main	4	No	Barn:
	Finished Floor (Below):	0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
	Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3			No	Pool:
	Finished Floor (Total):	1,218 sq. ft.	# or % of Rentals	s Allowed:	-	4			No	Garage Sz:
Bylaws: Pets			Bylaws: Pets Allo	Allowed, Rentals Allowed				No		Door Height:
	Unfinished Floor:	0	,			6			No	
	Grand Total:	1,218 sq. ft.	Basement: None			7			No	
						8			No	

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 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'

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