

205-23189 FRANCIS AVENUE

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



604-533-3491
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elevationrealestate.ca

DONAVON ASH
elevation
RE/MAX TREELAND REALTY

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

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



COMMUTE TO...

Downtown Langley Township



33 min



43 min



50 min



60+ min



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



GROSS INTERNAL AREA
1128 sq ft

SIZED AND DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY



For a 3D virtual walkthrough, visit:

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



MLS INFORMATION

Active R2532327 Board: F Apartment/Condo		205 23189 FRANCIS AVENUE Langley Fort Langley V1M 0G3		Residential Attached \$979,900 (LP) (SP) 																																																																																									
		Sold Date: Meas. Type: Depth / Size (ft.): Lot Area (sq.ft.): 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: \$541.64																																																																																									
		Original Price: \$999,999 Approx. Year Built: 2018 Age: 3 Zoning: C-2 Gross Taxes: \$4,295.20 For Tax Year: 2020 Tax Inc. Utilities?: P.I.D.: 030-681-448 Tour: Virtual Tour URL																																																																																											
		Mgmt. Co's Name: Dwell Property Mgmt 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 Foundation: Concrete Slab Rain Screen: Full Renovations: Water Supply: City/Municipal Fireplace Fuel: Electric Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcony(s) Type of Roof: Asphalt, Fibreglass																																																																																											
		Total Parking: 2 Covered Parking: 2 Parking Access: Parking: Garage; Underground, Visitor Parking Locker: N Dist. to Public Transit: Units in Development: 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 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																																																																																											
		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>14'5 x 10'1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>8'6 x 13'11</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>12' x 13'10</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Master Bedroom</td> <td>11'11 x 14'2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>10'1 x 14'2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Office</td> <td>8'1 x 9'1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>5'7 x 3'3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>7'3 x 7'7</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>5'7 x 7'3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main	Kitchen	14'5 x 10'1							Main	Dining Room	8'6 x 13'11							Main	Living Room	12' x 13'10							Main	Master Bedroom	11'11 x 14'2							Main	Bedroom	10'1 x 14'2							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						
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Finished Floor (Main): 1,218 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,218 sq. ft. Unfinished Floor: 0 Grand Total: 1,218 sq. ft.		# of Rooms: 9 # of Kitchens: 1 # of Levels: 1 Craw/Bsmt. Height: Restricted Age: # of Pets: Cats: Yes Dogs: Yes # or % of Rentals Allowed: Bylaws: Pets Allowed, Rentals Allowed Basement: None		Bath: 1 Main 4 No 2 Main 5 Yes 3 No 4 No 5 No 6 No 7 No 8 No																																																																																									
Listing Broker(s): RE/MAX Treeland Realty		RE/MAX Treeland Realty		Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:																																																																																									

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