## R2870766 Apartment/Condo

## **102 20350 54 AVENUE LANGLEY**

2

2

Langley City, V3A 8J4

**Residential Attached** 

0 Depth/Size (ft):

Bedrooms: Bathrooms: Approx. Year Built: Age:

\$549,000 (LP)

Frontage (ft): Lot Area: Flood Plain:

No

No

**Full Baths:** 2 Half Baths: 0 Maint. Fee: 525.60 Zoning: **Gross Taxes:** For Tax Year: P.I.D.:

\$2,060.76 2023 018-027-831

1993

RM2

31

Style of Home: Construction:

Rear Yard Exp:

1 Storey, Corner Unit Frame - Wood

Parking: **Covered Parking:**  Total: 1 - Covered: 1

Mixed,Stucco

**Parking Access:** Front

Parking: Locker:

Garage; Underground Yes

Rain Screen: Renovations: # of Fireplaces:

Foundation:

Exterior:

1 - Fuel: Gas - Natural

Distance to: Title to Land:

Water Supply: City/Municipal Baseboard, Electric, Natural Gas Fuel/Heating:

**Property Disc: PAD Rental:** 

Units in Dev:

Freehold Strata Nο

**Outdoor Area:** Type of Roof:

Balcony(s) Tar & Gravel

**Fixtures Leased:** Fixtures Rmvd:

No Nο

Type

Bathroom Floor

Floor Finish:

Laminate, Mixed, Wall/Wall/Mixed

View: Nο

TEAMWORK PROPERTY MANAGEMENT - 604-854-1734 Mgmt. Company:

Complex / Subdiv: **COVENTRY GATE** 

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

STRATA LOT 4, PLAN LMS677, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE Legal:

COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: Recreation Center, Sauna/Steam Room, Storage, Tennis Court(s) Central Location, Private Setting, Recreation Nearby, Shopping Nearby Site Influences: Features: Clothes Washer, Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove

**Bylaw Restric:** Pets Allowed w/Rest., Rentals Allowed Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

**Dimensions** Floor Type Main Foyer 3'3 x 7'11 Main Kitchen 8'0 x 7'7 Main Dining Room 8'11 x 7'11 Main Living Room 13'2 x 17'1 Main Bedroom 10'1 x 9'4 Main Primary Bedroom 11'6 x 11'1

947 saft

Floor

Dimensions

Ensuite?

Finished Floor (Main): 947 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 saft Finished Floor (Bsmt): 0 sqft 947 sqft Finished Floor (Total): **Unfinished Floor:** 

# Of Rooms: 6 # Of Kitchens: # Of Levels: 1

No Main 3 Yes

# of Pieces

0 sqft

**Basement:** None

# or % of Rentals Allowed:

Crawl/Bsmt Height:

# Of Pets: 2 - Cats: Yes, Dogs: Yes

Welcome to Coventry Gate! This BRIGHT and SPACIOUS 2 bed 2 bath corner unit condo offers affordable living and is centrally located in the heart of Langley. This 947 SQFT WEST-FACING courtyard unit is super quiet yet within walking distance to shopping, trails, parks, schools, Timms Community Center, Cascades Casino, numerous restaurants, and the proposed future SkyTrain station. It is well-maintained and features spacious living areas, in-suite laundry, a cozy gas fireplace, and an extra-large balcony. The building is pet friendly with restrictions, and amenities include a clubhouse, tennis court, sauna/steam room, bike room, and secure underground parking. Includes 1 parking space and 1 storage unit. This is the perfect investment property: no rental or age restrictions!

**Grand Total:**