R2882973 Townhouse

## 126 20391 96 AVENUE LANGLEY

Walnut Grove, V1M 2L2

Residential Attached \$839,000 (LP)

Iownnouse	Walnut Grove, V1M 2L2					\$839,000 (LP)	
Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	lt: 1995		
Frontage (ft):		Bathrooms:	2	Age:	29		
Lot Area:		Full Baths:	2	Zoning:	MF		
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,49	91 21	
Rear Yard Exp:	110	Maint. Fee:	444.28	For Tax Year:	2023		
View:	No	Maint. Fee.	444.20	P.I.D.:		, 888-921	
	No			F.I.D	017-0	000-921	
Style of Home:	Corner Unit, Ground Le	evel Unit	Parking:	Total: 2 - Covered:	:1		
Construction:	Frame - Wood		Covered Parking:	1			
Exterior:	Brick, Vinyl		Parking Access:	Front			
Foundation:			Parking:	Garage; Single, Tar	ndem Parking		
Rain Screen:			Locker:				
Renovations:			Units in Dev:	- Total Units in Stra	ata: 224		
# of Fireplaces:	1 - Fuel: Gas - Natural	l	Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold Strata			
Fuel/Heating:	Natural Gas, Radiant		Property Disc:	Yes			
Outdoor Area:	Patio(s)		PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Hardwood,Tile		Fixtures Rmvd:	No			
	No Hugh & McKinnon - 6(	04-541-5210					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Hugh & McKinnon - 60 Community,Electricity, STRATA LOT 17, PLA COMMON PROPERT Club House,Guest Su Adult Oriented,Centra ClthWsh/Dryr/Frdg/St	Natural Gas,Sanitary Sewer N LMS509, DISTRICT LOT 124, GRC Y IN PROPORTION TO THE UNIT E ite,In Suite Laundry,Pool; Outdoor,Sw I Location,Gated Complex,Private Yar	NTITLEMENT OF THE STRAT irlpool/Hot Tub d,Shopping Nearby			N INTEREST IN TH	
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Welcome to your year round gated resort style living. This 2 bedroom, 2 bathroom floorplan is extremely well designed. Plenty of space for even house sized furniture. The corner unit offers booth the privacy of only 1 neighbor as well as east, south and west exposure. The kitchen is completely updated with stainless steel appliances, new washer and dryer. Open concept deign offers great space for entertaining in your formal living and dining room. The bathrooms have both been updated. Enjoy the outdoors on your private patio. Socialize in the clubhouse, outdoor pool, hot tub and gym. This unit was updated with hot water on demand and radiant heat. 55+ complex.

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