R2906854 Apartment/Condo

413 20416 PARK AVENUE LANGLEY

Langley City, V3A 0N2

Residential Attached \$999,000 (LP)

| | | Langley C | | | | |
|--|---|---|---|---|--|--|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Buil | lt: 2020 |) |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 4 | |
| Lot Area: | | Full Baths: | 2 | Zoning: | C1 | |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | - | 49.11 |
| Rear Yard Exp: | | Maint, Fee: | 639.16 | For Tax Year: | 2023 | |
| View: | | Marrit. 1 ee. | 039.10 | P.I.D.: | | , 248-187 |
| view. | | | | F.I.D | 001-4 | 240-107 |
| Style of Home: | Corner Unit, Upper Unit | | Parking: | Total: 2 - Covered: | 2 | |
| Construction: | Frame - Wood,Other | | Covered Parking: | 2 | | |
| Exterior: | Aluminum, Mixed, Other | | Parking Access: | Side | | |
| Foundation: | · · | | Parking: | Garage; Underground, Visitor Parking | | |
| Rain Screen: | Full | | Locker: | Yes | | |
| Renovations: | | | Units in Dev: | 69 - Total Units in | Strata: 69 | |
| # of Fireplaces: | 0 - Fuel: | | Distance to: | | | |
| Water Supply: | City/Municipal | | Title to Land: | Freehold Strata | | |
| Fuel/Heating: | Electric,Forced Air,Heat | t Pump | Property Disc: | Yes | | |
| Outdoor Area: | Sundeck(s) | • ·p | PAD Rental: | | | |
| Type of Roof: | Other | | Fixtures Leased: | No | | |
| Floor Finish: | Wall/Wall/Mixed | | Fixtures Rmvd: | No | | |
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| View: | | | | | | |
| View: Mgmt. Company: | Dwell Property Manage | ement - 604-821-2999 | | | | |
| | Dwell Property Manage Legacy on Park Avenue | | | | | |
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VENDOR FINANCING AVAILABLE, ONLY 10% DOWNPAYMENT REQUIRED. Langley's most luxurious building! Fabulous open plan "corner unit" w/9' ceilings, floor to ceiling German engineered UV rated windows providing an abundance of natural light. Former show home w/expensive millwork. Gorgeous ¾" hardwood floors throughout w/cork underlay for sound control. Gourmet kitchen w/high end appliances, ceasarstone countertop w/sit up island and a window. The primary has huge walk-in closet w/organizers & a beautiful ensuite w/walk-in frameless shower & heated floors. Floor drains in all bathrooms & laundry room for insurance saving. Ducted air conditioning, "CLT" construction. Two sundecks - 1 w/double gas outlet, views of Douglas park & beyond. 2 parking, EV charging & 1st class amenities!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.