R2916962 Apartment/Condo

404 19825 54 AVENUE LANGLEY

Langley City, V3A 0P6

Residential	Attached
\$719	,000 (LP)

partment/oondo		Langley City	, V3A 0P6			
epth/Size (ft):		Bedrooms:	2	Approx. Year Buil	lt: 2023	}
rontage (ft):		Bathrooms:	2	Age:	1	
ot Area:		Full Baths:	2	Zoning:	CD	
lood Plain:		Half Baths:	0	Gross Taxes:		51.59
ear Yard Exp:		Maint. Fee:	574.31	For Tax Year:	2024	
/iew:	Yes			P.I.D.:		925-618
-						
tyle of Home:	End Unit,Penthouse		Parking:	Total: 2 - Covered:	: 2	
construction:	Frame - Wood		Covered Parking:	2		
xterior:	Mixed		Parking Access:			
oundation:			Parking:	Garage Underbuild	ding	
ain Screen:			Locker:	Yes		
enovations:			Units in Dev:	62 - Total Units in	Strata: 62	
of Fireplaces:			Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Baseboard,Electric		Property Disc:	Yes		
utdoor Area:	Balcony(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Laminate,Tile,Carpet		Fixtures Rmvd:	No		
gmt. Company:	Yes : Mountains REMI Realty Inc - 604	-530-9944				
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures:	REMI Realty Inc - 604 FORME ON 54th Electricity,Natural Gas STRATA LOT 51, PLA COMMON PROPERT Elevator,Garden,In Su Central Location,Recr	I-530-9944 S,Sanitary Sewer,Storm Sewer,Water IN EPS9242, SECTION 3, TOWNSHIP Y IN PROPORTION TO THE UNIT EN ite Laundry,Storage,Wheelchair Access reation Nearby,Shopping Nearby ve/DW,Garage Door Opener,Intercom,S	TITLEMENT OF THE STRAT S	TA LOT AS SHOWN O		NTEREST IN THE
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	REMI Realty Inc - 604 FORME ON 54th Electricity,Natural Gas STRATA LOT 51, PLA COMMON PROPERT Elevator,Garden,In Su Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Century 21 Creekside Type Foyer Laundry Dining Room Kitchen Living Room Primary Bedroom Bedroom	s,Sanitary Sewer,Storm Sewer,Water IN EPS9242, SECTION 3, TOWNSHIP Y IN PROPORTION TO THE UNIT EN iite Laundry,Storage,Wheelchair Access reation Nearby,Shopping Nearby ve/DW,Garage Door Opener,Intercom,S Realty (Luckakuck) Dimensions 5'2 x 4'9 8'0 x 5'1 16'3 x 9'11 10'4 x 9'1 18'4 x 11'8 11'1 x 8'7 9'3 x 10'5 # Of Rooms:	TITLEMENT OF THE STRAT s Smoke Alarm,Sprinkler - Fire Floor Main	TA LOT AS SHOWN O	N FORM V Dimen: 8'0 x 10 # of Pieces	sions 0'5 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	REMI Realty Inc - 604 FORME ON 54th Electricity,Natural Gas STRATA LOT 51, PLA COMMON PROPERT Elevator,Garden,In Su Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Century 21 Creekside Type Foyer Laundry Dining Room Kitchen Living Room Primary Bedroom Bedroom 1,069 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Water IN EPS9242, SECTION 3, TOWNSHIP Y IN PROPORTION TO THE UNIT EN ite Laundry,Storage,Wheelchair Access reation Nearby,Shopping Nearby ve/DW,Garage Door Opener,Intercom,S Realty (Luckakuck) Dimensions 5'2 x 4'9 8'0 x 5'1 16'3 x 9'11 10'4 x 9'1 18'4 x 11'8 11'1 x 8'7 9'3 x 10'5 # Of Rooms: # Of Kitchens:	TITLEMENT OF THE STRAT s Smoke Alarm,Sprinkler - Fire Floor Main	TA LOT AS SHOWN O	N FORM V Dimen: 8'0 x 10 # of Pieces 4	sions 0'5 Ensuite? No
gmt. Company: pmplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: /law Restric: sting Broker(s): 	REMI Realty Inc - 604 FORME ON 54th Electricity,Natural Gas STRATA LOT 51, PLA COMMON PROPERT Elevator,Garden,In Su Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Century 21 Creekside Type Foyer Laundry Dining Room Kitchen Living Room Primary Bedroom Bedroom 1,069 sqft 0 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Water IN EPS9242, SECTION 3, TOWNSHIP Y IN PROPORTION TO THE UNIT EN ite Laundry,Storage,Wheelchair Access reation Nearby,Shopping Nearby ve/DW,Garage Door Opener,Intercom,S Realty (Luckakuck) Dimensions 5'2 x 4'9 8'0 x 5'1 16'3 x 9'11 10'4 x 9'1 18'4 x 11'8 11'1 x 8'7 9'3 x 10'5 # Of Rooms: # Of Kitchens: # Of Levels:	TITLEMENT OF THE STRAT s Smoke Alarm,Sprinkler - Fire Floor Main 8 1 1	TA LOT AS SHOWN O	N FORM V Dimen: 8'0 x 10 # of Pieces 4	sions 0'5 Ensuite? No
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain ain inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Bsmt): inished Floor (Total):	REMI Realty Inc - 604 FORME ON 54th Electricity,Natural Gas STRATA LOT 51, PLA COMMON PROPERT Elevator,Garden,In Su Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Century 21 Creekside Type Foyer Laundry Dining Room Kitchen Living Room Primary Bedroom Bedroom 1,069 sqft 0 sqft 0 sqft 1,069 sqft	s,Sanitary Sewer,Storm Sewer,Water IN EPS9242, SECTION 3, TOWNSHIP Y IN PROPORTION TO THE UNIT EN ite Laundry,Storage,Wheelchair Access reation Nearby,Shopping Nearby ve/DW,Garage Door Opener,Intercom,S Realty (Luckakuck) Dimensions 5'2 x 4'9 8'0 x 5'1 16'3 x 9'11 10'4 x 9'1 18'4 x 11'8 11'1 x 8'7 9'3 x 10'5 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height: Basement:	TITLEMENT OF THE STRAT Smoke Alarm,Sprinkler - Fire Floor Main 8 1 1 None	TA LOT AS SHOWN O	N FORM V Dimen: 8'0 x 10 # of Pieces 4	sions 0'5 Ensuite? No
liew: Igmt. Company: complex / Subdiv: complex /	REMI Realty Inc - 604 FORME ON 54th Electricity,Natural Gas STRATA LOT 51, PLA COMMON PROPERT Elevator,Garden,In Su Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Century 21 Creekside Type Foyer Laundry Dining Room Kitchen Living Room Primary Bedroom Bedroom 1,069 sqft 0 sqft 0 sqft 0 sqft	s,Sanitary Sewer,Storm Sewer,Water IN EPS9242, SECTION 3, TOWNSHIP Y IN PROPORTION TO THE UNIT EN ite Laundry,Storage,Wheelchair Access reation Nearby,Shopping Nearby ve/DW,Garage Door Opener,Intercom,S Realty (Luckakuck) Dimensions 5'2 × 4'9 8'0 × 5'1 16'3 × 9'11 10'4 × 9'1 18'4 × 11'8 11'1 × 8'7 9'3 × 10'5 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	TITLEMENT OF THE STRAT Smoke Alarm,Sprinkler - Fire Floor Main 8 1 1 None	TA LOT AS SHOWN O	N FORM V Dimen: 8'0 x 10 # of Pieces 4	sions 0'5 Ensuite? No

TOP floor PENTHOUSE unit in newly built "FORME on 54th". A little over a year old, this lightly lived in home looks & feels brand NEW but without the GST! Modern, bright & airy, this suite features large windows and loads of natural light. Enjoy preparing meals in your open concept kitchen w/ oversized peninsula counter, soaring 15' vaulted ceilings, stainless steel appliances & quartz counter tops. Step outside to take in the afternoon sunshine & evening sunsets on your west facing corner balcony w/ views of the surrounding community and mountains. Home comes with 2 parkings stalls & 2 storage units. Pets welcome – 2 dogs or 2 cats. Situated in a quiet neighbourhood, just steps to nearby Brydon Park, all levels of schools and the soon to arrive new Skytrain station. Act fast on this one!

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.