R2958397 Apartment/Condo

303 20238 FRASER HIGHWAY LANGLEY

Langley City, V3A 4E6

Residential Attached \$469,900 (LP)

026-986-981

Depth/Size (ft): Frontage (ft): Lot Area:

Flood Plain:

Rear Yard Exp:

Style of Home:

Construction:

No

 Bedrooms:
 1

 Bathrooms:
 1

 Full Baths:
 1

 Half Baths:
 0

 Maint. Fee:
 375.02

 Approx. Year Built:
 2007

 Age:
 18

 Zoning:
 C-1

 Gross Taxes:
 \$1,674.68

 For Tax Year:
 2024

View: Yes

Live/Work Studio Frame - Wood Concrete Glass Meta

Exterior: Concrete, Glass, Metal Foundation: Rain Screen:

Renovations:
of Fireplaces: 0 -

of Fireplaces: 0 - Fuel:
Water Supply: City/Municipal
Fuel/Heating: Baseboard,Electric

Outdoor Area: None
Type of Roof: Other
Floor Finish: Laminate

Parking: Total: 1 - Covered: 1

Covered Parking: 1
Parking Access: Rear

Parking: Garage; Underground, Visitor Parking Locker: Yes

Freehold Strata

P.I.D.:

Units in Dev: 30 - Total Units in Strata: 30

Distance to:

Property Disc: No

PAD Rental:

Title to Land:

Fixtures Leased: No Fixtures Rmvd: No

View: Yes: North Shore mtns

Mgmt. Company: Strataco Management Ltd. - 604-294-4141

Complex / Subdiv: THE MUSE

Services Connected: Electricity, Storm Sewer, Water

Legal: STRATA LOT 17, PLAN BCS2222, DISTRICT LOT 309, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN

THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Floor

Amenities: Elevator, In Suite Laundry, Storage, Wheelchair Access

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener

Bylaw Restric: Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s): Sutton Group-West Coast Realty (Abbotsford)

 Floor
 Type
 Dimensions

 Main
 Great Room
 22'5 x 19'9

 Main
 Kitchen
 7'9 x 6'7

 Main
 Primary Bedroom
 11' x 9'10

Туре

Dimensions

Finished Floor (Main): 810 sqft
Finished Floor (Above): 0 sqft
Finished Floor (Below): 0 sqft
Finished Floor (Bsmt): 0 sqft
Finished Floor (Total): 810 sqft

Unfinished Floor: 0 sqft
Grand Total: 810 sqft

Of Rooms: 3 # Of Kitchens: 1 # Of Levels: 1

Crawl/Bsmt Height:

Basement: None # or % of Rentals Allowed: 100%

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

Bathroom Floor # of Pieces Ensuite?

Main 4 No

LIVE-WORK condo in Langley City! This forward thinking design allows you to either run your business, call it home, or both. The emphasis of the design is the huge open space great room (22'6 x 20') with 10' ceilings & wall-to-wall towering 8.5' windows. Great view of North Shore mtns. Galley kitchen with granite countertops. Vinyl plank floors & fresh paint thru-out. Insuite laundry. 810 sq feet provides a great alternative to newer, smaller builds. Underground parking & storage locker. Pet friendly. Rentals allowed. Centrally located amongst the shops and restaurants of downtown Langley. Steps to transit and adding to future value is the Skytrain expansion to Langley City. Its diversity makes this an amazing investment opportunity!