R2957991 Townhouse

117 20391 96 AVENUE LANGLEY

Walnut Grove, V1M 2L2

Residential Attached
\$794,900 (LP)

	Walnut Grove, V1M 2L2					\$794,900 (L	
Depth/Size (ft):		Bedrooms:	2	Approx. Year Buil	lt: 1993	3	
Frontage (ft):		Bathrooms:	2	Age:	32		
.ot Area:		Full Baths:	2	Zoning:	CD-2	2	
lood Plain:		Half Baths:	0	Gross Taxes:	\$3,70	61.61	
Rear Yard Exp:		Maint. Fee:	494.00	For Tax Year:	2024	1	
/iew:	No			P.I.D.:		888-867	
ityle of Home:	Ground Level Unit,Ra	ncher/Bungalow	Parking:	Total: 4 - Covered:	2		
Construction:	Frame - Wood	3	Covered Parking:	2			
xterior:	Vinyl		Parking Access:	Front			
oundation:	,		Parking:	Garage; Double,O	pen, RV Parking	Avail.	
ain Screen:			Locker:	No			
lenovations:			Units in Dev:	224 - Total Units in	n Strata: 224		
of Fireplaces:	1 - Fuel: Gas - Natura	l	Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata			
uel/Heating:	Hot Water,Natural Ga	S	Property Disc:	Yes			
outdoor Area:	Patio(s)		PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Laminate,Carpet		Fixtures Rmvd:	No			
-	No Hugh and McKinnon	- 604-531-1909					
Mgmt. Company:	Hugh and McKinnon	- 604-531-1909					
Mgmt. Company: Complex / Subdiv:	Hugh and McKinnon Chelsea Green		ater				
Mgmt. Company: Complex / Subdiv: Services Connected:	Hugh and McKinnon Chelsea Green Electricity,Natural Gas STRATA LOT 11, PLA	s,Sanitary Sewer,Storm Sewer,W N LMS509, DISTRICT LOT 124,	ater GROUP 2, NEW WESTMINSTER E UNIT ENTITLEMENT OF THE S			N INTEREST IN	
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Rarely available ground floor END unit in Chelsea Green with DOUBLE garage PLUS driveway parking ! This beautiful unit has in floor heating, 2 large bedrooms, 2 full bathrooms and 1541 sqft on living area all on the ground floor. A spacious living and dining room area with cozy gas fireplace and direct access to lovely patio and small yard area, as separate kitchen and family room area with center island/eating bar. Chelsea Green is a well run complex with a New roof installed in 2017. Beautiful grounds and landscaping, fabulous club house and outdoor pool area, hot tub, workshop, guest suites, lots of visitor parking and RV parking! One occupant must be over 55. 2 pets welcome up to 15 inches. Come and have a look, Open House Saturday Jan 25th 1-4pm.

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.