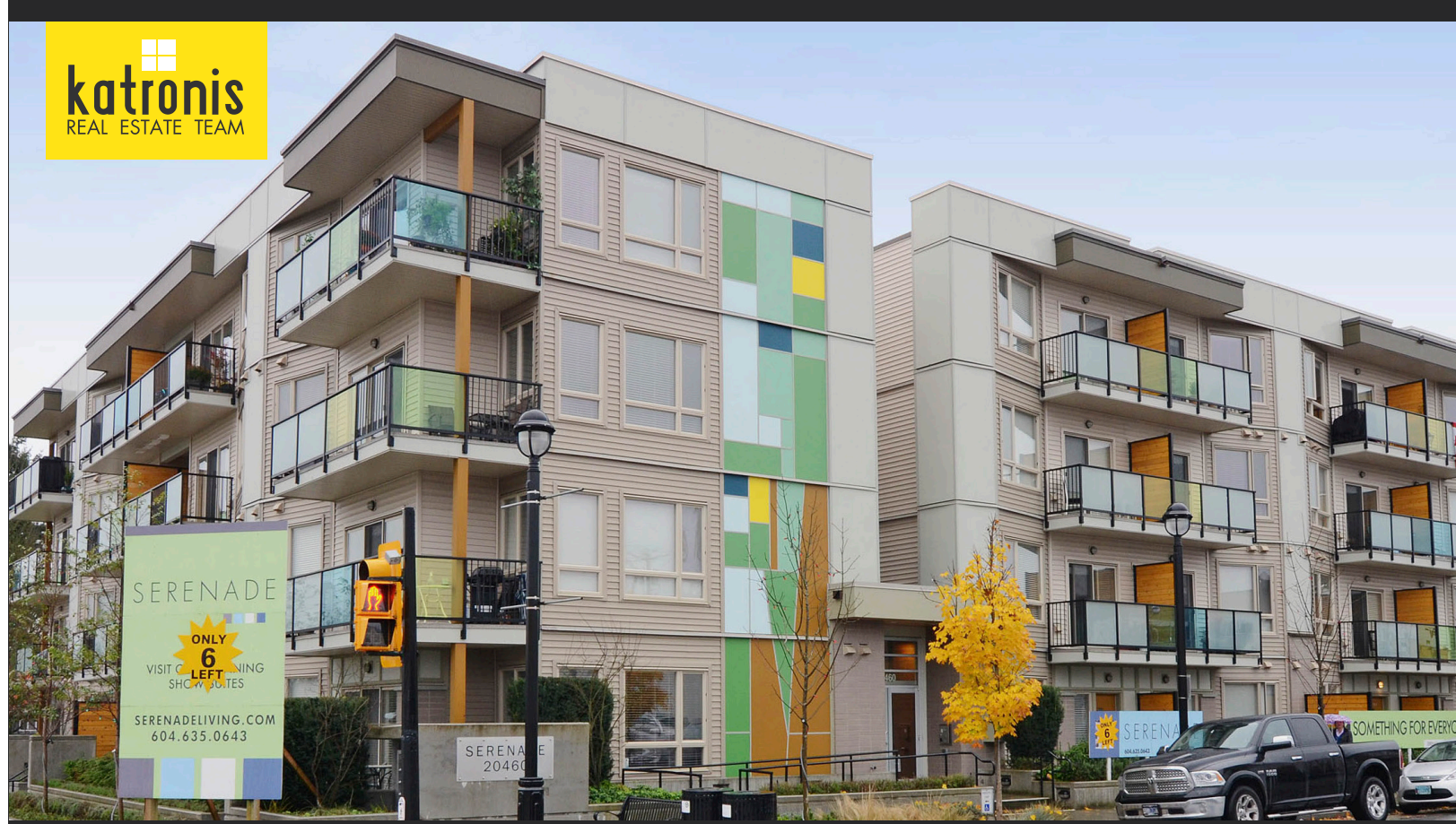


Langley, Langley City		<b>MLS# F1325725</b>		Residential Attached		
<b># 417 20460 DOUGLAS CR, V3A 0C6</b>				<b>Active</b>		
	List Price:	<b>\$204,900</b>	Previous Price:			
	Subdiv/Complex:	<b>SERENADE</b>	Approx Yr Blt:	<b>2011</b>	PID:	<b>028-692-187</b>
	Frontage:				Type:	<b>Apartment/Condo</b>
	Depth/Size:				Zoning:	<b>MF</b>
	Lot SqFt:	<b>0</b>	Age at List Date:	<b>2</b>	Taxes:	<b>\$1,236 (2013)</b>
	Exposure:	<b>S</b>	Bedrooms:	<b>1</b>	If New GST/HST Incl:	
	Stories in Bldg:		Bathrooms:	<b>1</b>	Tax Incl Utilities:	<b>No</b>
	Flood Plain:		Full Baths:	<b>1</b>	Apprvl Reqd:	
Meas. Type:	<b>Feet</b>	Half Baths:	<b>0</b>			
Fixtures Lsd:	<b>N</b>					
Fixt Removed:	<b>N</b>					
View:	<b>N</b>					
Style of Home:	<b>Corner Unit, Upper Unit</b>		Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>		Parking Access:	<b>Rear</b>		
Foundation:	<b>Concrete Perimeter</b>		Parking Facilities:	<b>Garage; Underground, Visitor Parking</b>		
Exterior:	<b>Vinyl, Mixed</b>					
Rain Screen:		R/I Plumbing:				
Type of Roof:	<b>Torch-On</b>		Dist to Public Trans:	<b>.5 blk</b>	Dist to School/Bus:	<b>4 blk</b>
Renovations:		Reno Year:	Units in Development:	<b>68</b>	Total Units in Strata:	<b>68</b>
Flooring:	<b>Laminate, Wall/Wall/Mixed</b>		Locker:			
Water Supply:	<b>City/Municipal</b>		Possession:			
Heat/Fuel:	<b>Electric</b>		Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	R/I Fireplaces:	Seller's Interest:	<b>Registered Owner</b>		
Fireplace Fuel:			Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>		Property Disclosure:	<b>N - absentee owner</b>		
Mngmt Co:	<b>BayWest</b>	Maint Fee:	<b>\$194.00</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>	
Mngmt Ph:	<b>604-501-4439</b>					
Maint Charge Incl:	<b>Management</b>					
Legal:	<b>PLANBCS4258 LOT67 LD36 THE STRATA LOT AS SHOWN ON FORM V</b>					
Amenities:	<b>Exercise Centre, Garden, Storage, Bike Room, Club House, Elevator</b>					
Features Incl:	<b>Intercom, Security - RI, Sprinkler - Fire, Clothes Washer/Dryer/Fridge/Stove/DW</b>					
Site Influences:	<b>Recreation Nearby, Shopping Nearby, Central Location</b>					
<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>	<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>	
Main F.	Living Room	11' X 9'10				
Main F.	Dining	10'3 X 7'6				
Main F.	Kitchen	9'5 X 9'				
Main F.	Den	8'9 X 4'8				
Main F.	Master Bedroom	11'2 X 8'8				
<b>Floor Area (SqFt):</b>			Total # Rooms:	<b>5</b>	<b>Bathrooms:</b>	
Finished Floor Area Main:	<b>683</b>		Finished Levels:	<b>1</b>	<b>4 Piece; Ensuite: N; Level: Main F.</b>	
Finished Floor Area Up:	<b>0</b>		Basement Area:	<b>None</b>		
Finished Floor Area Down:	<b>0</b>					
Finished Floor Area Bsmt:	<b>0</b>		Bsmt Height:			
Total Finished Floor Area:	<b>683</b>		Restricted Age:			
Unfinished Floor Area:	<b>0</b>		# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>		
Grand Total Floor Area:	<b>683</b>		# or % Rentals:			
Listing Broker(s):	<b>HomeLife Benchmark Rlty (Clow)</b>					
<b>SERENADE in downtown Langley! One bedroom plus den 'B' Plan unit on the top floor with in-suite laundry. Master bedroom with generous sized walk-thru closet connects with 4 pce bath (which is also accessible from hall). Kitchen features quartz countertops, flat panel cabinetry, stainless steel appliances. Built in 2011, this building is located adjacent to Douglas Park and easy walking distance to grocery shopping, quaint shops, restaurants, medical, and bus.</b>						



**#417 20460 Douglas Crescent, Langley**

**SERENADE condo**

SERENADE in downtown Langley! One bedroom plus den 'B' Plan unit on the top floor with in-suite laundry. Master bedroom with generous sized walk-thru closet connects with 4 pce bath (which is also accessible from hall). Kitchen features quartz countertops, flat panel cabinetry, stainless steel appliances. Built in 2011, this building is located adjacent to Douglas Park and easy walking distance to grocery shopping, quaint shops, restaurants, medical, and bus.

COMPLIMENTS OF  
**katronis**  
REAL ESTATE TEAM

Age	2011
Style	Condo
Bedrooms	1 bdrm + den
Bathrooms	1
Size (sqft)	683
Lot (sqft)	Strata

**604-574-0161**  
info@katronisrealestate.com



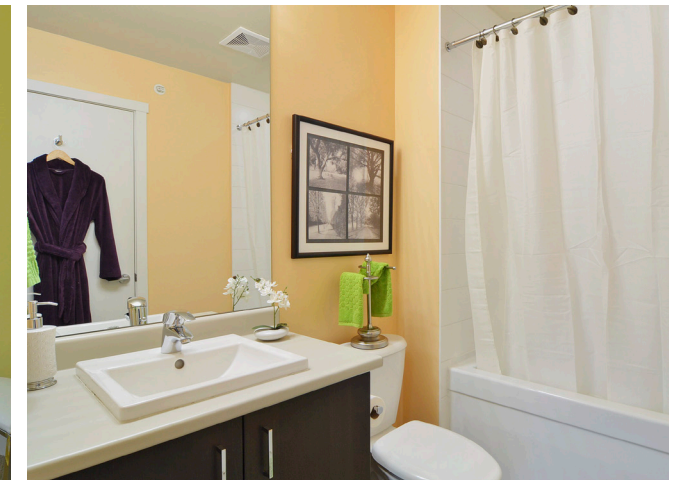
NO SUBSTITUTE FOR **HARD WORK**

HomeLife Benchmark Realty Corp. 103 5830 176 A Street, Surrey, BC

Visit [www.katronisrealestate.com](http://www.katronisrealestate.com) for more info, photos and virtual tours.



# HOME FEATURES



## Schools in the Area

<b>Elementary</b> K - 5 Douglas Park Elementary	<b>Middle</b> 6 - 8 H D Stafford Middle	<b>Secondary</b> 9 - 12 Langley Secondary
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## Map

