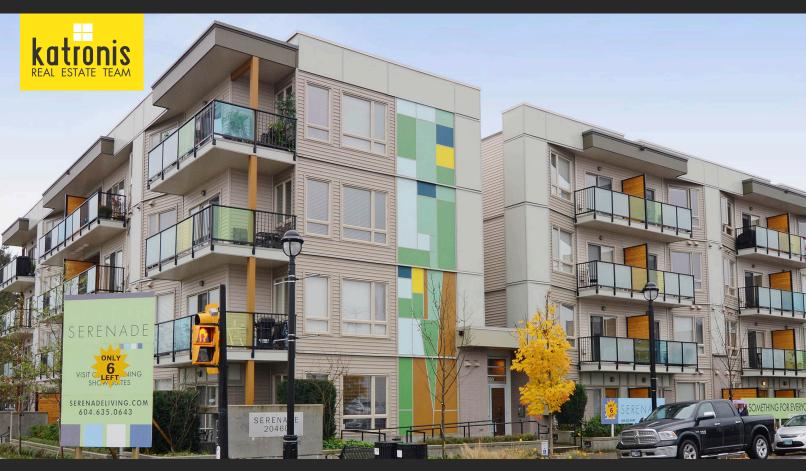


604-574-0161

NO SUBSTITUTE FOR HARD WORK

katronisrealestate.com

| # 417 20460 | y City | | | MLS# | F1325725 | | | | Residential Attache |
|--|--|---|--|--|--|---|--|--|--|
| 7 417 20400 |) DOUGLAS | CR, V3A | | | | | | | Activ |
| | | | List Price: | \$204,90 | D Previous Prices | : | | | |
| | | | | | | | | | |
| 200 | | | Subdiv/Complex | : SERENAD | E | | | | |
| | | | Frontage: | | Approx Yr Blt: | 201 | - | D: | 028-692-187 |
| | | | Depth/Size: | | | | Ту | /pe: | Apartment/Cond |
| | | | Lot SqFt: | 0 | Age at List Dat | te: 2 | Zo | oning: | MF |
| | | | Exposure: | S | Bedrooms: | 1 | Ta | ixes: | \$1,236 (2013) |
| | | | Stories in Bldg: | | Bathrooms: | 1 | | New GST/HST Incl: | |
| Harman brief (De | | | Flood Plain: | | Full Baths: | 1 | Ta | x Incl Utilities: | No |
| | | | Meas. Type: | Feet | Half Baths: | 0 | Ap | oprvl Reqd: | |
| | THE ADDRESS | | Fixtures Lsd: | N | | | | | |
| | and the second second second | | Fixt Removed: | | | | | | |
| | | | View: | Ν | | | | | |
| yle of Home: | Corner Unit, | Upper Unit | | | Total Parking: | 1 | | Covered Parking: | 1 |
| onstruction: | Frame - Woo | bd | | | - | Rear | | - | |
| oundation: | Concrete Pe | rimeter | | | - | | Undera | round, Visitor Pa | rkina |
| terior: | Vinyl, Mixed | | | | r anning r acincicor | | • | | |
| ain Screen: | | | R/I Plumbing: | | | | | | |
| /pe of Roof: | Torch-On | | - | | Dist to Public Trans: | .5 blk | | Dist to School/Bus | a 4 bik |
| enovations: | | | Reno Year: | | Units in Development: | | | Total Units in Stra | |
| ooring: | Laminate, W | all/Wall/Mi | xed | | Locker: | | | | |
| ater Supply: | City/Municip | | | | Possession: | | | | |
| eat/Fuel: | Electric | | | | | Freehold | l Strata | | |
| o. of Fireplaces: | 0 | | R/I Fireplaces: | | Seller's Interest: | Register | ed Own | er | |
| replace Fuel: | | | | | Mortgage Info: | \$0 [¯] | | | |
| utdoor Area: | Balcony(s) | | | | | | | | |
| | | | | | Property Disclosure: | N - abse | ntee ow | ner | |
| ngmt Co: | BayWest | | | | | | | Rest., Rentals All | lowed |
| ngmt Ph: | 604-501-44 | 139 | Maint Fee: | \$194.00 | | w/Restri | ictions | | |
| aint Charge Incl: | Management | t | | | | | | | |
| menities: | Exercise Cer | ntre, Garder | n, Storage, Bike | Room, Clu | S SHOWN ON FORM 1b House, Elevator Nasher/Dryer/Fridge | | DW | | |
| menities: eatures Incl: | Exercise Cer Intercom, Se | ntre, Garden ecurity - RI, | n, Storage, Bike Sprinkler - Fire | Room, Clu e, Clothes V | ib House, Elevator Washer/Dryer/Fridge | | DW | | |
| menities: eatures Incl: te Influences: | Exercise Cer Intercom, Se Recreation N | ntre, Garder ecurity - RI, Nearby, Sho | n, Storage, Bike , Sprinkler - Firo pping Nearby, (| Room, Clu e, Clothes V Central Loc | b House, Elevator Nasher/Dryer/Fridge ation | /Stove/ | | Туре | Dimensions |
| menities: eatures Incl: te Influences: <u>Floor Type</u> | Exercise Cer Intercom, Se Recreation M | ntre, Garden ecurity - RI, Nearby, Sho <u>Dimensio</u> | n, Storage, Bike Sprinkler - Fire pping Nearby, (<u>ns Floor</u> | Room, Clu e, Clothes V | ib House, Elevator Washer/Dryer/Fridge | /Stove/ | DW Floor | Туре | Dimensions |
| menities: eatures Incl: te Influences: <u>Floor Type</u> Main F. Livin | Exercise Cer Intercom, Se Recreation M g Room | ntre, Garden ecurity - RI, Nearby, Sho <u>Dimensio</u> 11' X 9' | n, Storage, Bike , Sprinkler - Fire pping Nearby, (<u>ns Floor</u> 10 | Room, Clu e, Clothes V Central Loc | b House, Elevator Nasher/Dryer/Fridge ation | /Stove/ | | Туре | Dimensions |
| menities: eatures Incl: te Influences: <u>Floor Type</u> Main F. Livin Main F. Dinin | Exercise Cer Intercom, Se Recreation M g Room | ntre, Garder ecurity - RI, Nearby, Sho Dimensio 11' X 9' 10'3 X 7 | n, Storage, Bike Sprinkler - Fire pping Nearby, (n <u>s Floor</u> 10 ''6 | Room, Clu e, Clothes V Central Loc | b House, Elevator Nasher/Dryer/Fridge ation | /Stove/ | | Туре | Dimensions |
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| nenities: eatures Incl: <u>Floor Type</u> Main F. Livin Main F. Dinir Main F. Math Main F. Mast Main F. Mast | Exercise Cer Intercom, Se Recreation M g Room g nen er Bedroom | ntre, Garder ecurity - RI, Nearby, Sho <u>Dimensio</u> 11' X 9'' 10'3 X 7 9'5 X 9 8'9 X 4' 11'2 X 8 | n, Storage, Bike Sprinkler - Fire pping Nearby, (ns Floor 10 ''6 ''8 ''8 | EROOM, Clu e, Clothes N Central Loc <u>Type</u> 5 | b House, Elevator Nasher/Dryer/Fridge ation | :/ Stove / <u>15</u> | Floor hrooms | | |
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| menities: eatures Incl: te Influences: <u>Floor Type</u> Main F. Livin Main F. Dinin Main F. Den Main F. Mast <u>Main F. Mast</u> | Exercise Cer Intercom, Se Recreation N g Room ng nen er Bedroom <u>(t):</u> a Main: a Up: | ntre, Garder ecurity - RI, Nearby, Sho Dimensio 11' X 9' 10'3 X 7 9'5 X 9 8'9 X 4' 11'2 X 8 683 F 0 F | n, Storage, Bike Sprinkler - Fire pping Nearby, (ns Floor 10 ''6 ''8 ''8 | S S S S S S S S S S S S S S S S S S S | b House, Elevator Nasher/Dryer/Fridge ation | 2/Stove/ 15 Bat 1 2 | Floor hrooms | | |
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| menities: eatures Incl: <u>Floor Type</u> Main F. Livin Main F. Dinin Main F. Den Main F. Mast Main F. Mast | Exercise Cer Intercom, Se Recreation N g Room 19 nen ter Bedroom ter Bedroom ter Bedroom | ntre, Garder ecurity - RI, Nearby, Sho <u>Dimensio</u> 11' X 9' 10' 3 X 7 9'5 X 9 8'9 X 4' 11'2 X 8 683 F 0 F 0 F 683 F | n, Storage, Bike Sprinkler - Fire pping Nearby, (ns Floor 10 ''6 ''8 ''8 ''8 ''78 ''78 ''78 ''78 ''7 | S Sone S S S S S S S S S S S S S S S S S S S | nb House, Elevator Nasher/Dryer/Fridge ation <u>Dimension</u> | 2/Stove/ 15 Bat 1 2 3 4 5 | Floor hrooms | | |
| menities: eatures Incl: <u>Floor Type</u> Main F. Livin Main F. Dinin Main F. Den Main F. Mast Main F. Mast | Exercise Cer Intercom, Se Recreation M g g Room ng hen er Bedroom er Bedroom et): a Main: a Up: a Down: a Bsmt: or Area: | ntre, Garder ecurity - RI, Nearby, Sho Dimensio 11' X 9' 10'3 X 7 9'5 X 9 8'9 X 4' 11'2 X 8 683 F 0 F 683 F | n, Storage, Bike Sprinkler - Fire pping Nearby, (ns Floor 10 ''6 ''8 ''8 ''8 ''7 Sasement Area: Basement Area: | S Sone S S S S S S S S S S S S S S S S S S S | b House, Elevator Nasher/Dryer/Fridge ation | 2/Stove/ <u>IS</u> <u>Bat</u> 1 2 3 4 5 6 | Floor hrooms | | |
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| nenities: atures Incl: <u>Floor</u> <u>Type</u> Main F. Livin Main F. Dinin Main F. Mathematric Main F. Mathematric Main F. Master Main F. Master Master Main F. Master Maste | Exercise Cer Intercom, Se Recreation N g Room ng nen er Bedroom <u>tip:</u> a Main: a Up: a Down: a Bsmt: or Area: rea: Area: HomeLife Be pontown Lang closet connec less steel app | Atre, Garder ecurity - RI, Nearby, Sho Dimensio 11' X 9'' 10'3 X 7 9'5 X 9 8'9 X 4' 11'2 X 8 8'9 X 4' 11'2 X 8 683 F 0 F 683 F 7 | n, Storage, Bike Sprinkler - Fire pping Nearby, (ns Floor 10 ''6 ''8 ''8 ''8 ''8 ''8 ''8 ''8 ''8 ''8 | S: 2 / Cats: 'B' Plan un s also acce | Ib House, Elevator Nasher/Dryer/Fridge ation Dimension | Bat 1 2 3 4 5 6 7 8 th in-sui chen fea | <u>Floor</u> <u>hrooms</u> 4 Piece te launc tures qu | ; Ensuite: N; Leve fry. Master bedro artz countertops, | I: Main F. om with generous , flat panel |



#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.

NO SUBSTITUTE FOR HARD WORK

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

COMPLIMENTS OF REAL ESTATE TEAM

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

604-574-0161 info@katronisrealestate.com

HOME FEATURES



Schools in the Area

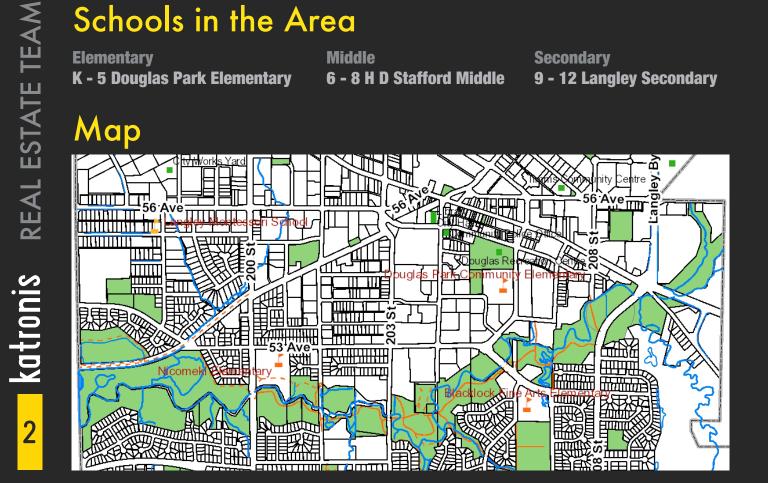
Elementary K - 5 Douglas Park Elementary

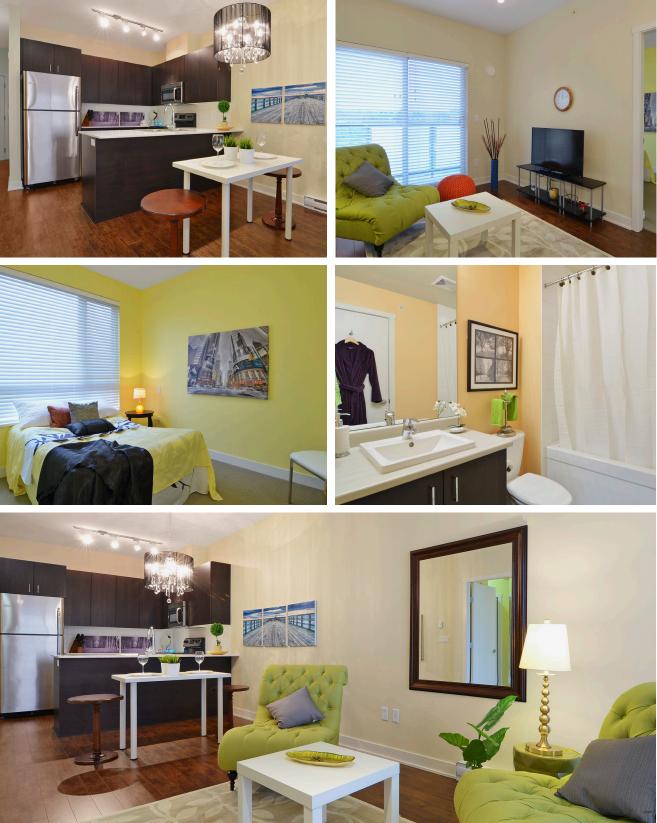
2

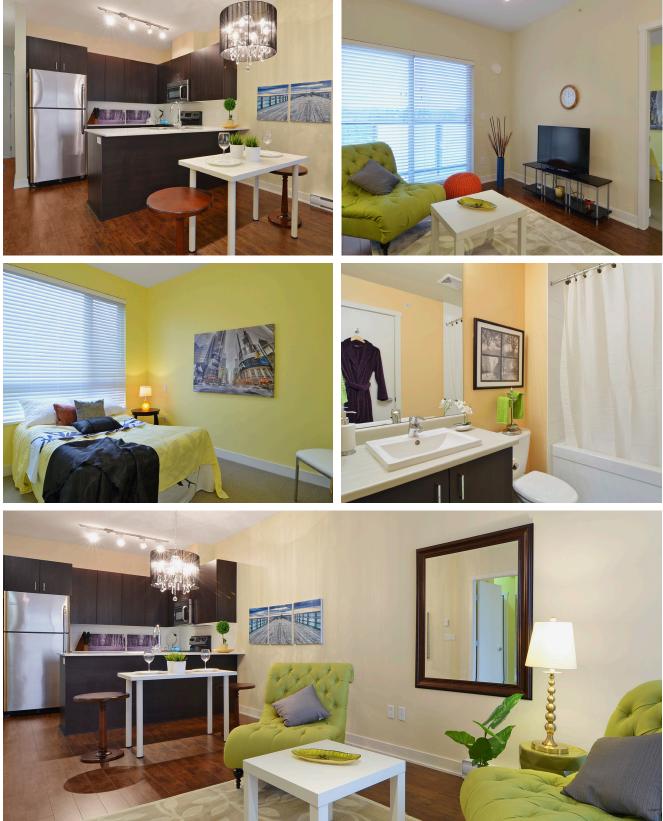
Middle

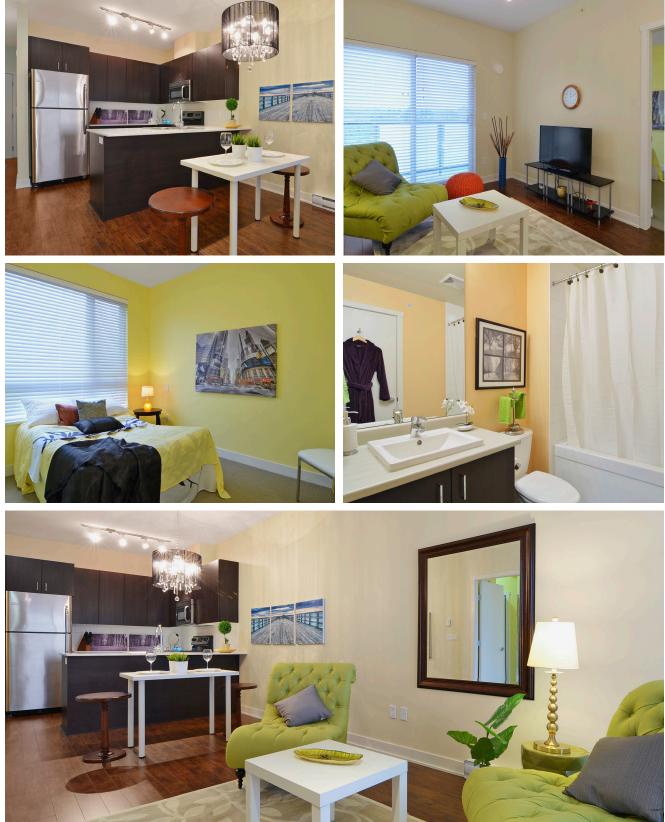
6 - 8 H D Stafford Middle

Secondary 9 - 12 Langley Secondary









HOME HIGHLIGHTS