

Langley, Salmon River **MLS# F1426201** Residential Attached **Active**
216 21009 56 AV, V3A 0C9

	List Price: \$189,999	Previous Price:		
	Subdiv/Complex: Cornerstone			
	Frontage: 0.00	Approx Yr Bldt: 2010	PID: 028-694-406	Type: Apartment/Condo MF
	Depth/Size:	Age at List Date: 4	Zoning: MF	Taxes: \$2,136 (2013)
	Lot SqFt: 0	Bedrooms: 1	GST/HST Incl?:	Tax Incl Utilities: No
	Exposure:	Bathrooms: 1	Apprvl Req'd:	
	Stories in Bldg:	Full Baths: 1		
	Flood Plain:	Half Baths: 0		
	Meas. Type:			
	Fixtures Lsd: N			
Fixt Removed: N				
View: N				

Style of Home: Other	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding, Visitor Parking	
Exterior: Vinyl		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Asphalt	Reno Year:	
Renovations:	Dist to Public Trans:	Dist to School/Bus:
Flooring: Laminate	Units in Development:	Total Units in Strata:
Water Supply: City/Municipal	Locker: Yes	
Heat/Fuel: Baseboard, Electric	Possession:	
No. of Fireplaces: 1	Title to Land: Freehold Strata	
Fireplace Fuel: Electric	Seller's Interest: Registered Owner	
Outdoor Area: Balcony(s)	Mortgage Info: \$0	
Mngmt Co: Baywest	Property Disclosure: Y	
Mngmt Ph: 604-591-6060	Bylaw Restrictions: Pets Allowed w/Rest.	
Maint Fee: \$211.00		

Maint Charge Incl: **Management**

Legal: **PL BCS4261 LT 43 DL 306 LD 36**

Amenities: **In Suite Laundry, Playground, Elevator**

Features Incl:

Site Influences: **Recreation Nearby, Shopping Nearby, Central Location, Golf Course Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Kitchen	9' X 8'						
Main F.	Dining	11' X 8'7						
Main F.	Master Bedroom	11'11' X 9'10						
Main F.	Den	9' X 8'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 700	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	
Finished Floor Area Down: 0		
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 700	Restricted Age: 5	
	# Pets / Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 700		

Listing Broker(s): **HomeLife Benchmark Rlty (Clow)**

Cornerstone. This bright, spacious 1 bedroom + den 700sqft condo is less than 3 years old on the quiet side away from streets. Why buy new when you can save \$\$\$. Kitchen boasts quartz counter tops and stainless steel appliances. Large deck overlooking quiet courtyard. **2 parking spots!!** Additional spot was purchased for \$7000. Close to shopping, transit, recreation & Kwantlen College. Easy access to Hwy 1, Hwy 10 and the Fraser Hwy. Currently listed for 30k under what sellers paid. Book a showing today and don't be disappointed.



#216 21009 56 Ave.

CORNERSTONE CONDO

Cornerstone! This bright, spacious 1 bedroom + den 700 square foot condo is less than 3 years old on the quiet side of the building away from streets. Why buy new when you can save \$\$\$? Kitchen boasts quartz countertops and stainless steel appliances. Large deck overlooking quiet courtyard. 2 parking spots!! Additional spot was purchased for \$7000. Close to shopping, transit, recreation & Kwantlen College. Easy access to Hwy 1, Hwy 10 and the Fraser Hwy. Currently listed for 30k under what sellers paid.

COMPLIMENTS OF

Age	2010
Style	Condo
Bedrooms	1 + den
Bathrooms	1
Size (sqft)	700
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 for more info, photos and virtual tours.

HOME FEATURES



- View to North over the courtyard
- Built by Marcon Homes
- 9 foot ceilings
- Quartz countertops
- Stainless steel appliances
- Vinyl windows with screens
- 2 inch faux wood blinds
- Laminate flooring
- 2 parking stalls



Schools in the Area

Elementary: K - 5 James Hill Elementary
 Middle: 6 - 8 H D Stafford Middle
 Secondary: 9 - 12 Langley Secondary

Map

