

604-574-0161

NO SUBSTITUTE FOR HARD WORK

katronisrealestate.com

	River		MLS# F1426201				
¥ 210 21009	9 56 AV, V3A 0C9	List Price:	\$189,999	9 Previous Price			Activ
		LIST PRICE:	\$109,995	 Previous Price 	•		
		Subdiv/Complex	Cornereto	ne			
		Frontage:	0.00	Approx Yr Blt:	201	O PID:	028-694-406
		Depth/Size:	0.00	Approx 11 biti	201	Туре:	Apartment/Condo
		Lot SqFt:	0	Age at List Da	te: 4	Zoning:	MF
		Exposure:		Bedrooms:	1	Taxes:	\$2,136 (2013)
		Stories in Bldg:		Bathrooms:	1	GST/HST Incl?:	
		Flood Plain:		Full Baths:	1	Tax Incl Utilities:	No
	and the second second	Meas. Type:		Half Baths:	0	Apprvl Reqd:	
		Fixtures Lsd:	Ν				
		Fixt Removed:	N				
and the second se		View:	Ν				
Style of Home:	Other			Total Parking:	2	Covered Parking	g: 2
Construction:	Frame - Wood			Parking Access:			
Foundation:	Concrete Perimeter			Parking Facilities:	Garage	Underbuilding, Visitor P	arking
Exterior:	Vinyl			-	-		-
Rain Screen:	Full	R/I Plumbing:					
Type of Roof:	Asphalt			Dist to Public Trans:		Dist to School/B	
Renovations:		Reno Year:		Units in Development:		Total Units in St	rata:
Flooring:	Laminate			Ebenteri	Yes		
Water Supply:	City/Municipal			Possession:	.		
Heat/Fuel:	Baseboard, Electric	D/T Eircelass			Freehold		
No. of Fireplaces:	1 Electric	R/I Fireplaces:			-	ed Owner	
Fireplace Fuel: Outdoor Area:	Electric Balcony(s)			Mortgage Info:	\$0		
Juluoor Area:	Building(3)			Property Disclosure:	v		
Mngmt Co:	Baywest				Y Pets Allo	wed w/Rest.	
5	604-591-6060	Maint Fee:	\$211.00	Bylaw Resultations.	Ait		
Mnamt Ph							
Aaint Charge Incl: Legal: Amenities: Features Incl:		yground, Elevator	<u>.</u>	ation, Golf Course N	earby		
Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Livin Main F. Kitch Main F. Dinin	Management PL BCS4261 LT 43 D In Suite Laundry, Pla Recreation Nearby, S g Room 12' X en 9' X	yground, Elevator hopping Nearby, C sions <u>Floor</u> 11' 8' 8'7 (9'10	<u>.</u>	ation, Golf Course No Dimensior		<u>Floor</u> <u>Type</u>	Dimensions
Main F. Living Main F. Kitch Main F. Dinin Main F. Maste Main F. Den Floor Area (SqF Finished Floor Area Finished Floor Area Finished Floor Area	Management PL BCS4261 LT 43 D In Suite Laundry, Pla Recreation Nearby, S g Room 12' X g 11' X g 11' X er Bedroom 11'11) 9' X t): a Main: 700 a Up: 0 a Down: 0	yground, Elevator hopping Nearby, C sions Floor 11' 8' 8'7 (9'10 8' Total # Rooms: Finished Levels: Basement Area:	Central Loc	-	<u>Bat</u> 1 2 3	<u>Floor Type</u> <u>hrooms</u> 4 Piece; Ensuite: Y; Lev	
Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Kitch Main F. Dinin Main F. Mast Main F. Den Floor Area (SgF Finished Floor Area Finished Floor Area Finished Floor Area	Management PL BCS4261 LT 43 D In Suite Laundry, Pla Recreation Nearby, S g Room 12'X g 11'X g 11'X g 11'X er Bedroom 11'11 9'X t): a Main: 700 a Up: 0 a Down: 0 a Bsmt: 0	yground, Elevator hopping Nearby, C sions Floor 11' 8' 8'7 (9'10 8' Total # Rooms: Finished Levels: Basement Area: Bsmt Height:	Central Loc Type 5	-	<u>Bat</u> 1 2 3 4	hrooms	
Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Kitch Main F. Dinin Main F. Mast Main F. Den Floor Area (SgF Finished Floor Area Finished Floor Area Finished Floor Area	Management PL BCS4261 LT 43 D In Suite Laundry, Pla Recreation Nearby, S g Room 12'X g 11'X g 11'X g 11'X er Bedroom 11'11 9'X t): a Main: 700 a Up: 0 a Down: 0 a Bsmt: 0	yground, Elevator hopping Nearby, C sions Floor 11' 8' 8'7 (9'10 8' Total # Rooms: Finished Levels: Basement Area: Bsmt Height: Restricted Age:	Sentral Loc Type 5 1 None	-	Bat 1 2 3 4 5	hrooms	
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Maint Charge Incl: Legal: Amenities: Features Incl: Site Influences: <u>Floor Type</u> Main F. Living Main F. Living Main F. Dinin Main F. Master Main F. Den Floor Area (SqF Finished Floor Area Finished Floor Area Finished Floor Area Finished Floor Area Total Finished Floor Area Grand Total Floor Area Cornerstone. Th	Management PL BCS4261 LT 43 D In Suite Laundry, Pla Recreation Nearby, S g Room 12' X en 9' X g 11' X er Bedroom 11'11) g' X er Bedroom 11'11) g' X to be the second sec	yground, Elevator hopping Nearby, C sions Floor 11' 8' 8'7 (9'10 8' Total # Rooms: Finished Levels: Basement Area: Bsmt Height: Restricted Age: # Pets / Cats; Dog: # or % Rentals: c Rity (Clov) edroom + den 700	Sentral Loc Type 5 1 None S:	Dimensior	Bat 1 2 3 4 5 6 7 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	hrooms	rel: Main F.



#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.

NO SUBSTITUTE FOR HARD WORK

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

COMPLIMENTS OF REAL ESTATE TEAM

Age	2010
Style	Condo
Bedrooms	l+den
Bathrooms	1
Size (sqft)	700
Lot (sqft)	Strata

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HOME FEATURES



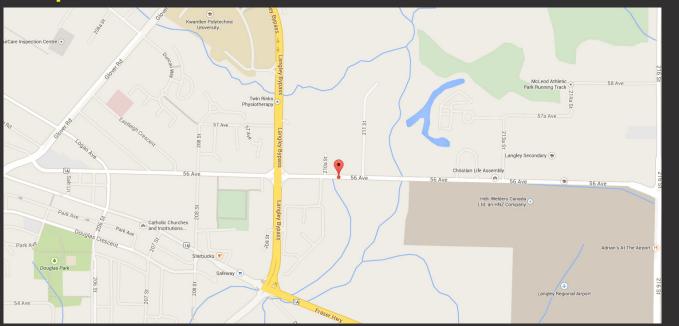
- View to North over the courtyard
- Built by Marcon Homes
- 9 foot ceilings
- Quartz countertops
- Stainless steel appliances
- Vinyl windows with screens
- 2 inch faux wood blinds
- Laminate flooring
- 2 parking stalls •

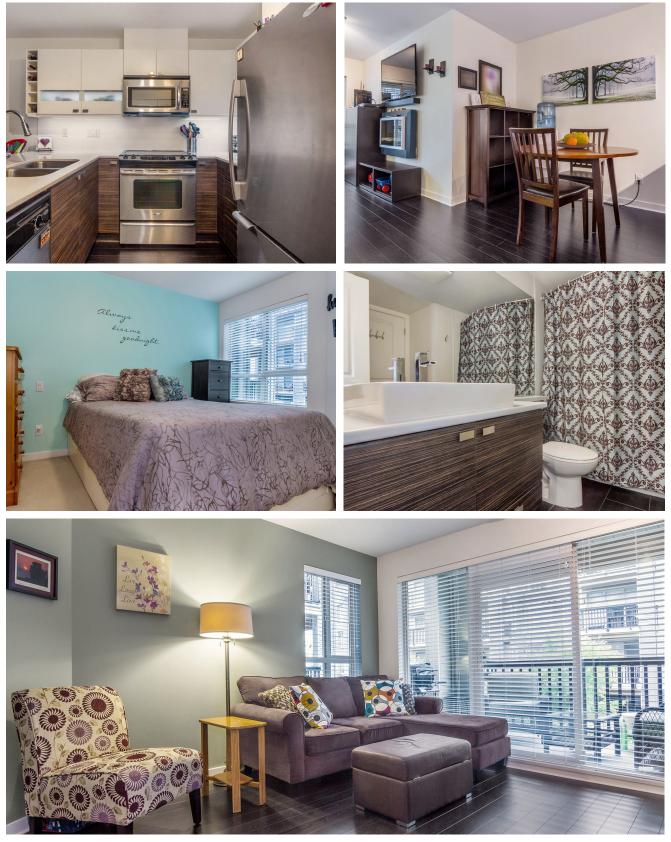
Schools in the Area

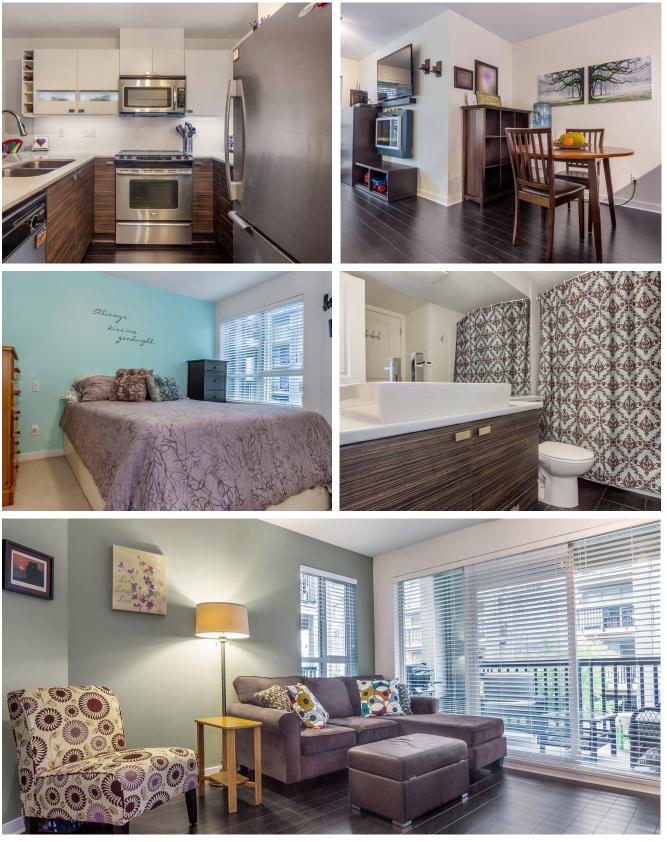
Middle Elementary K - 5 James Hill Elementary 6 - 8 H D Stafford Middle 9 - 12 Langley Secondary

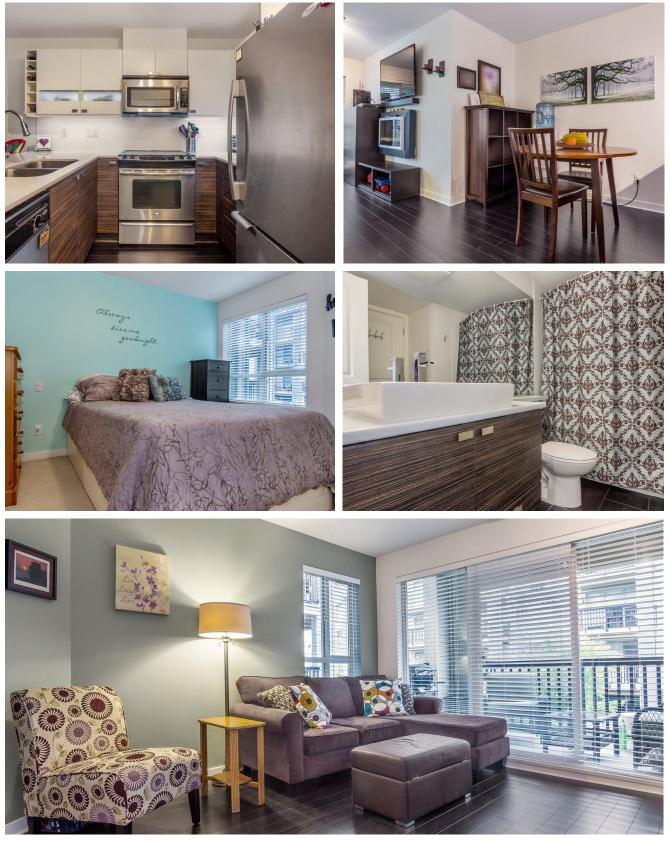
Secondary

Map









HOME HIGHLIGHTS