

Langley, Langley City **MLS# F1434298** Residential Attached  
**# 113 20896 57 AV, V3A 8S9** **Active**

	List Price: <b>\$154,900</b>	Previous Price:	
	Subdiv/Complex: <b>Bayberry Lane</b>	Approx Yr Blt: <b>1999</b>	PID: <b>024-294-039</b>
Frontage: <b>0.00</b>	Age at List Date: <b>16</b>	Type: <b>Apartment/Condo</b>	
Lot SqFt: <b>0</b>	Bedrooms: <b>1</b>	Zoning: <b>RES</b>	
Exposure:	Bathrooms: <b>1</b>	Taxes: <b>\$974 (2014)</b>	
Stories in Bldg:	Full Baths: <b>1</b>	GST/HST Incl?:	
Flood Plain:	Half Baths: <b>0</b>	Tax Incl Utilities: <b>No</b>	
Meas. Type:		Apprvl Reqd:	
Fixtures Lsd: <b>N</b>			
Fixt Removed: <b>N</b>			
View: <b>N</b>			

Style of Home: <b>Ground Level Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access:	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Underground</b>	
Exterior: <b>Vinyl</b>	R/I Plumbing:	
Rain Screen:	Reno Year:	
Type of Roof: <b>Asphalt</b>	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: <b>Laminate, Mixed</b>	Locker: <b>No</b>	
Water Supply: <b>City/Municipal</b>	Possession:	
Heat/Fuel: <b>Baseboard, Electric</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>1</b>	Seller's Interest: <b>Registered Owner</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Mortgage Info: <b>\$0</b>	
Outdoor Area: <b>Balcony(s)</b>	Property Disclosure: <b>Y</b>	
Mngmt Co: <b>Teamworks</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>	
Mngmt Ph: <b>604-854-1734</b>	Maint Fee: <b>\$216.00</b>	

Maint Charge Incl: **Management**

Legal: **PL LMS2074 LT 77 DL 37 LD 36**

Amenities: **In Suite Laundry, Recreation Center, Storage, Workshop Attached, Elevator**

Features Incl: **Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire, Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'11 X 11'9			
Main F.	Kitchen	9'1 X 8'1			
Main F.	Master Bedroom	13'8 X 9'9			
Main F.	Den	9'11 X 7'11			

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>4</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>762</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2
Finished Floor Area Down: <b>0</b>	Bsmt Height:	3
Finished Floor Area Bsmt: <b>0</b>	Restricted Age:	4
Total Finished Floor Area: <b>762</b>	# Pets / Cats; Dogs:	5
Unfinished Floor Area: <b>0</b>	# or % Rentals:	6
Grand Total Floor Area: <b>762</b>		7
		8

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

**1 bedroom + Den condo in Bayberry lane! Great buy for first time buyers or those looking for an affordable condo. This unit boasts laminate flooring, a lovely open plan layout, cheater ensuite bathroom, insuite stacker laundry, gas fireplace, updated, modern paint colors, mirror wall, and a den perfect for an office space or just the right size for a kids/guest bedroom. Located close to shopping, recreation, transit, schools and Kwantlen College. 1 parking, 1 storage & priced sharply! Vacant, Quick Possession Available. Easy to show, call for a viewing today!**



# #113 20896 57 Avenue

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Age	1999
Style	Ground level unit
Bedrooms	1 Plus den
Bathrooms	1
Size (sqft)	7,62
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.

