

604-574-0161

#### NO SUBSTITUTE FOR HARD WORK

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Langley, Langley # 305 20896		859		MLS‡	<b># F1446689</b>				Residential Attache
# 303 20090	57 AV, 15A	000	List Price:	\$165,000	Previous Pri	ce:			Activ
			Subdiv/Complex						
		A	Frontage:	0.00	Approx Yr E	lt: <b>19</b>	999	PID:	024-294-314
		febrer 100,	Depth/Size: Lot SqFt:	0	Age at List	Date: <b>16</b>		Type: Zoning:	Apartment/Condo RM45
			Exposure:	U	Bedrooms:	1 1	,	Taxes:	\$1,062 (2014)
			Stories in Bldg:		Bathrooms:	1		GST/HST Incl?:	
			Flood Plain:		Full Baths:	1		Tax Incl Utilities:	No
			Meas. Type:		Half Baths:	0		Apprvl Reqd:	
			Fixtures Lsd: Fixt Removed:	N N					
		Sec. and	View:		east mountains				
ityle of Home:	Upper Unit				Total Parking:	1		Covered Park	ing: 1
Construction:	Frame - Wood				Parking Access:	Side			5 -
oundation:	Concrete Perim	neter			Parking Facilities:	Add. F	Parking A	Avail., Garage; Ur	nderground
Exterior: Rain Screen:	Vinyl, Wood		R/I Plumbing:						
Type of Roof:	Asphalt		iyi Fullibiliy.		Dist to Public Trans:			Dist to Schoo	l/Bus:
Renovations:	Completely		Reno Year:		Units in Developmen	: 118			Strata: <b>118</b>
looring:	Laminate, Mixe				Locker:	Yes			
Water Supply:	City/Municipal				Possession:	<b>F</b>	old Strat	_	
Heat/Fuel: No. of Fireplaces:	Baseboard, Ele	CTFIC, Na	R/I Fireplaces		Title to Land: Seller's Interest:		ered Ow	-	
Fireplace Fuel: Gas - Natural			TVT Treplaces.		Mortgage Info:	\$0	ereu Ow		
					5 5	·			
	Balcony(s)								
Outdoor Area:	Balcony(s) Teamwork				Property Disclosure: Bylaw Restrictions:	Y Pets A	llowed v	v/Rest., Rentals	Allowed w/Restrictions
Outdoor Area: Mngmt Co: Mngmt Ph: Maint Charge Incl: Legal:	Teamwork 604-854-1734 Management PL LMS2074 LT				Bylaw Restrictions:	Pets A			Allowed w/Restrictions
Outdoor Area: Mngmt Co: Mngmt Ph: Maint Charge Incl: Legal: Amenities: Features Incl:	Teamwork 604-854-1734 Management PL LMS2074 LT In Suite Launda Fireplace Inser Coverings	ry, Recr t, Smok	- 37 LD 36 STRATA reation Center, Stor te Alarm, Sprinkler	LOT AS SHe age, Whee - Fire, Clot	Bylaw Restrictions: DWN ON FORM 1 OR Ichair Access, Bike R hes Washer/Dryer/F	Pets A V, AS Al oom	PPROPRI	IATE.	
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### #305 20896 57 Avenue

## BAYBERRY LANE in Langley

Top floor unit in the Bayberry! One bedroom & den (could be 2nd bedroom) plus a computer/office space. North facing balcony on the quiet side, away from street noise and the hot summer heat. This unit has been completely renovated with new kitchen counters and granite sink. Updated bathroom with new tiles. Stainless steel appliances, new stove, fridge, dishwasher, new washer/dryer. All flooring redone in 2012, updated closet doors, new fixtures throughout. Too much to list. Corner gas fireplace, secure underground parking. Don't miss this one.

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

## COMPLIMENTS OF **KOLTONIS** REAL ESTATE TEAM

Age	1999
Style	Top floor unit
Bedrooms	l plus den (could be 2 <sup>nd</sup> bedroom)
Bathrooms	1
Size (sqft)	756
Lot (sqft)	Strata

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## HOME FEATURES



- BAYBERRY LANE
- North facing top floor unit
- Quiet side of building
- Updating in kitchen and bath Eating bar between kitchen and living area
- Newer flooring in 2012
- 9 foot ceilings
- **Gas fireplace**
- One bedroom plus den
- In-suite stacked laundry
- **Covered balcony**
- Underground parking

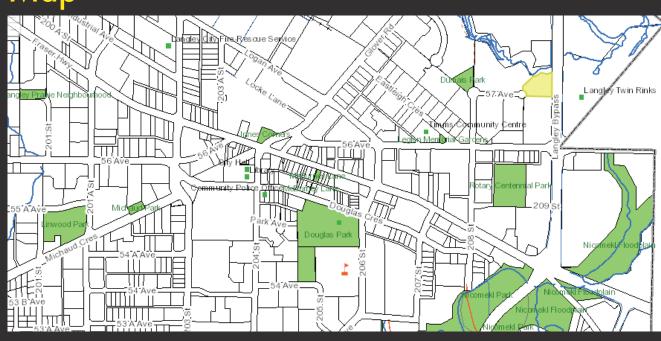
## Schools in the Area

Elementary K - 5 Douglas Park Elementary 6 - 8 H D Stafford Middle 9 - 12 Langley Secondary

Middle

**Secondary** 

# Map









#### **HOME HIGHLIGHTS**