


Langley, Langley City # 305 20896 57 AV, V3A 8S9		MLS# F1446689		Residential Attached Active																																																							
		List Price: \$165,000	Previous Price:																																																								
Subdiv/Complex: Bayberry Lane		Frontage: 0.00	Approx Yr Blt: 1999	PID: 024-294-314	Apartment/Condo																																																						
Depth/Size:		Lot SqFt: 0	Age at List Date: 16	Type: RM45	\$1,062 (2014)																																																						
Exposure:		Stories in Bldg: 1	Bedrooms: 1	Zoning: GST/HST Incl?:	No																																																						
Flood Plain:		Meas. Type: N	Bathrooms: 1	Tax Incl Utilities: No																																																							
Fixtures Lsd: N		Fixt Removed: N	Half Baths: 0	Apprvl Req: No																																																							
View: Y - Northeast mountains																																																											
Style of Home: Upper Unit	Construction: Frame - Wood	Total Parking: 1	Covered Parking: 1																																																								
Foundation: Concrete Perimeter	Exterior: Vinyl, Wood	Parking Access: Side	Parking Facilities: Add. Parking Avail., Garage; Underground																																																								
Rain Screen:	R/I Plumbing:																																																										
Type of Roof: Asphalt	Reno Year:	Dist to Public Trans: 118	Dist to School/Bus: 118																																																								
Renovations: Completely	Flooring: Laminate, Mixed, Tile	Units in Development: 118	Total Units in Strata: 118																																																								
Water Supply: City/Municipal	Heat/Fuel: Baseboard, Electric, Natural Gas	Locker: Yes	Possession: Freehold Strata																																																								
No. of Fireplaces: 1	R/I Fireplaces:	Title to Land: Registered Owner	Seller's Interest: \$0																																																								
Fireplace Fuel: Gas - Natural	Outdoor Area: Balcony(s)	Mortgage Info:	Property Disclosure: Y																																																								
Mngmt Co: Teamwork	Mngmt Ph: 604-854-1734	Maint Fee: \$246.00	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions																																																								
Maint Charge Incl: Management	Legal: PL LMS2074 LT 105 DL 37 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.																																																										
Legal:	Amenities: In Suite Laundry, Recreation Center, Storage, Wheelchair Access, Bike Room																																																										
Features Incl:	Site Influences: Recreation Nearby, Shopping Nearby, Central Location																																																										
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Floor Area (SqFt):		Total # Rooms: 5	Bathrooms:																																																								
Finished Floor Area Main:	756	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.																																																								
Finished Floor Area Up:	0	Basement Area: None																																																									
Finished Floor Area Down:	0	Bsmt Height: 4																																																									
Finished Floor Area Bsmt:	0	Restricted Age: 5																																																									
Total Finished Floor Area:	756	# Pets / Cats; Dogs: 6																																																									
Unfinished Floor Area:	0	# or % Rentals: 7																																																									
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Listing Broker(s): HomeLife Benchmark Rlty (Clv)																																																											
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.																																																											



#305 20896 57 Avenue

BAYBERRY LANE in Langley

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Age	1999
Style	Top floor unit
Bedrooms	1 plus den (could be 2 nd bedroom)
Bathrooms	1
Size (sqft)	756
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



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

Map

