



Presented by: **Craig Johnston**

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Sold
R2875774
Board: F
Apartment/Condo

311 20894 57 AVENUE

Langley
Langley City
V3A 8M7

Residential Attached

\$539,900 (LP)

\$540,000 (SP)



| | | |
|---|-------------------------------------|----------------------------------|
| Sold Date: 4/29/2024 | If new,GST/HST inc?: | Original Price: \$539,900 |
| Meas. Type: | Bedrooms: 2 | Approx. Year Built: 1996 |
| Frontage(feet): | Bathrooms: 2 | Age: 28 |
| Frontage(metres): | Full Baths: 2 | Zoning: RM-2 |
| Depth / Size (ft.): | Half Baths: 0 | Gross Taxes: \$1,921.71 |
| Sq. Footage: 0.00 | | For Tax Year: 2023 |
| Flood Plain: No | P.I.D.: 023-153-032 | Tax Inc. Utilities?: Yes |
| View: No | | Tour: Virtual Tour URL |
| Complex / Subdiv: Bayberry Lane | | |
| First Nation | | |
| Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

Style of Home: **Rancher/Bungalow, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 54, PLAN LMS2074, DISTRICT LOT 37, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Windows - Thermo**

| | |
|----------------------------|----------------------|
| Finished Floor (Main): | 1,080 |
| Finished Floor (Above): | 0 |
| Finished Floor (AbvMain2): | 0 |
| Finished Floor (Below): | 0 |
| Finished Floor (Basement): | 0 |
| Finished Floor (Total): | 1,080 sq. ft. |
| Unfinished Floor: | 0 |
| Grand Total: | 1,080 sq. ft. |

| | | |
|---|-----------------------------------|-----------------------------------|
| Units in Development: | Tot Units in Strata: | Locker: Yes |
| Exposure: South | Storeys in Building: | |
| Mgmt. Co's Name: Dwell Property Management | Mgmt. Co's #: 604-821-2999 | |
| Maint Fee: \$466.28 | Council/Park Apprv?: | |
| Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal | | |
| Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions | | |
| Restricted Age: | # of Pets: 1 | Cats: Yes Dogs: Yes |
| # or % of Rentals Allowed: 100% | | |
| Short Term (<1yr)Rnt/Lse Alwd?: No | | |
| Short Term Lse-Details: | | |

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main | Foyer | 4'7 x 6'0 | | | x | 1 | Main | 4 | Yes |
| Main | Laundry | 11'7 x 6'3 | | | x | 2 | Main | 3 | No |
| Main | Kitchen | 12'11 x 10'4 | | | x | 3 | | | No |
| Main | Dining Room | 12'9 x 7'4 | | | x | 4 | | | No |
| Main | Primary Bedroom | 11'6 x 12'10 | | | x | 5 | | | No |
| Main | Living Room | 13'7 x 12'6 | | | x | 6 | | | No |
| Main | Bedroom | 9'5 x 10'9 | | | x | 7 | | | No |
| | | | | | x | 8 | | | No |

Listing Broker(s): **RE/MAX Treeland Realty**

RE/MAX Treeland Realty

RE/MAX Treeland Realty

Don't miss out on this beautiful 2bd/2bath south facing top floor unit in the "Bayberry on the Meadows". Great floorplan with bedrooms and bathrooms on opposite sides of the main living area. Good size Primary bdrm with his/hers closet + 4pce ensuite. Huge all white kitchen & oversized utility/laundry room with extra storage. Gas f/p in lvgrm with patio door to large (13'7 x 8'9) covered sundeck. Walking distance to all amenities including parks, Kwantlen University, transit, shopping & walking trails. 1 parking spot, 1 storage locker & pet friendly.