



Presented by:
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Active
R2994007
Board: F
Apartment/Condo

405 19940 BRYDON CRESCENT

Langley
Langley City
V3A 0K8

Residential Attached

\$399,900 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$399,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 1	Age: 6
Frontage(metres):	Full Baths: 1	Zoning: RM3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,341.00
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-722-934	Tax Inc. Utilities?:
View: Yes :mountain		Tour:
Complex / Subdiv: Brydon Green		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 47, PLAN EPS5632, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **442**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **442 sq. ft.**
Unfinished Floor: **0**
Grand Total: **442 sq. ft.**

Units in Development: **54** Locker: **Yes**
Exposure:
Mgmt. Co's Name: **Rancho** Storeys in Building: **4**
Maint Fee: **\$180.09** Mgmt. Co's #: **604-855-0010**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Water** Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **3**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100 #**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10' x 6'			x	1	Main	3	No
Main	Living Room	13' x 14'			x	2			
Main	Bedroom	10' x 8'6"			x	3			
					x	4			
					x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage Elite West**

Investor Alert! Fully Furnished Top Floor Unit. Turnkey 1-bed condo with high ceilings, located minutes from Willowbrook Mall, schools, transit, Newlands Golf & future SkyTrain. This move-in ready unit comes fully furnished with sofa, TVs, linens, kitchenware & more, perfect for investors or first-time buyers. Pet friendly, and low strata fees. Features include open-concept layout, stainless steel appliances, granite counters, laminate flooring, full-size laundry, 2 side-by-side parking stalls, and an oversized locker. A hassle-free investment in a prime Langley location!