



Presented by:  
**Brian Vidas**  
 sutton-centre realty  
 Email: [Brian@BrianVidas.com](mailto:Brian@BrianVidas.com)  
 Phone: 604.671.5259



Langley City, Langley Residential Attached  
**# 101 20896 57TH AV** MLS # F2907786 **Sold**



List Price:	\$ 219,900	Sale Price:	\$ 216,000	Days on Market:	32
		Sale Date:	16-May-09		
Previous Price:		Subdiv/Complex:	BAYBERRY LANE II		
Original Price:	\$ 219,900	View:	Yes; COURTYARD/SOUTHWEST		
Frontage:		Postal Code:	V3A 8S9	Type:	Apartment Unit
Depth/Size:				Approx Yr Bilt:	1999
Lot SqFt:	0			Age at List Date:	10
Exposure:	S	Bedrooms:	2	Zoning:	RM2
Stories in Bldg:	3	Bathrooms:	2	Taxes:	\$1,306 / 2008
Flood Plain:		Full Baths:	2	Gst Incl:	
Meas. Type:		Half Baths:	0	Apprvl Req'd:	
Fixtures Lsd:				Occupancy:	Owner
Fixt Removed:				Tax Incl Utils:	

Style of Home:	Inside Unit / Other	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:	21	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:			
Exterior:	Vinyl	Parking Facilities:	Add. Parking Avail. / Garage; Underground / Visitor Parking		
Rain Screen:		Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Type of Roof:	Asphalt	Units in Development:		Total Units in Strata:	118
Renovations:		Locker:	Yes	Locker #:	1
Flooring:	Laminate / Tile	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Electric	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	0 -		
Fireplace Fuel:	Gas - Natural	Property Disclosure:	/ Yes		
Outdoor Area:	Balcony(s)	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Co/Phone:	Teamwork / 604-854-1734				
Mo. Maint Charge:	\$ 217.54				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS2074 LT 66 DL 37 LD 36 PID: 024-293-911  
 Amenities: Bike Room, Club House, Elevator, In Suite Laundry, Storage, Wheelchair Access  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Smoke Alarm, Water Treatment  
 Site Influences: Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'3 X 12'						
Main F.	Kitchen	9' X 8'						
Main F.	Dining	11'3 X 8'						
Main F.	Master Bedroom	13'8 X 10'11						
Main F.	Bedroom	16'2 X 9'3						
Main F.	Walk-In Closet	5' X 5'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	901	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	901	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	901			8	

Listing Broker(s): (1) Sutton Centre Realty, (2) Sutton Centre Realty

Not ground level, quiet courtyard & south facing 2 bedroom, 2 bath condo (ensuite). Spectacular renovation with open floor plan with brand new stainless steel appliances, paint, crown mouldings, kitchen lighting, tile (kitchen, hallway & master bath) & laminate flooring in living & dining room. Very impressive stonework for master bath, kitchen backsplash & fireplace surround. Enjoy BBQ's & relaxation on your balcony off the living room. Come take a look but hurry because this renovated beauty won't last! Priced to sell!!!