



Presented by:  
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Langley City, Langley Residential Attached  
**# 304 20896 57TH AV** MLS # F2824978 **Sold**



List Price: \$224,900	Sale Price: \$226,000	Days on Market: 10
Original Price: \$224,900	Sale Date: 30-Aug-08	
Previous Price:	Subdiv/Complex: BAYBERRY LANE II	
Depth/Size:	View:	
Lot SqFt: 0	Postal Code: V3A 8S9	Type: Apartment Unit
Exposure:	Bedrooms: 2	Approx Yr Bilt: 1999
Stories in Bldg: 3	Bathrooms: 2	Age at List Date: 9
Flood Plain:	Full Baths: 2	Zoning: RM2
Meas. Type:	Half Baths: 0	Taxes: \$1,308 / 2007
Fixtures Lsd:		Gst Incl:
Fixt Removed: Y; CURTAINS, RODS/PULL DOWN SHADE		Apprvl Req:
		Occupancy: Owner
		Tax Incl Utils: N

Style of Home: End Unit / Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Stall #: 49	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access:	
Exterior: Vinyl	Parking Facilities: Add. Parking Avail. / Visitor	
Rain Screen:	Parking / Garage; Underground	
Type of Roof: Asphalt	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations: Reno Year:	Units in Development:	Total Units in Strata: 118
Flooring: Wall/Wall/Mixed	Locker: Yes	Locker #: 39
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Gas - Natural	Mortgage Info: 0 -	
Outdoor Area: Balcony(s)	Property Disclosure: / Yes	
Mngmt Co/Phone: STRATACO / 604-294-4141	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed	
Mo. Maint Charge: \$223.21		

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

Legal: PL LMS2074 LT 104 DL 37 LD 36 PID: 024-294-306  
 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, Microwave, Smoke Alarm  
 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	12'8 X 11'6						
Main F.	Kitchen	8'10 X 8'6						
Main F.	Dining	12' X 8'8						
Main F.	Master Bedroom	13'6 X 12'						
Main F.	Bedroom	10' X 9'						
Main F.	Den	6'6 X 4'6						
Main F.	Walk-In Closet	7'8 X 4'6						
Main F.	Entrance Hall	7'9 X 7'4						

<b>Floor Area (SqFt):</b>	Total # Rooms: 8	<b>Bathrooms</b>
Finished Floor Area Main: 932	Finished Levels: 1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 932	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 932		8

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

Top floor, 2 bedroom & den 3rd level end unit on quiet side of building. One of only a few units with 3 sides of windows to brighten up your condo with natural light. This bright, split 2 bedroom open floor plan offers a large entry way, walk-in closet and ensuite bath in master bedroom and balcony overlooking courtyard perfect for BBQs and relaxation. New paint and updated lighting. Cozy up to your gas fireplace and watch evening sunsets thru your large living room window. Over \$10,000 spent on high quality Stainless Steel appliances including LG fridge with french doors, Bosch microwave, Bosch dishwasher & Kenmore Stove plus energy efficient. All-In-One LG clothes washer/dryer. Unbeatable value under \$225k. Quick possess poss.