

Presented by:

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Active R2974683 Board: F

405 5486 199A STREET

Langley Langley City Residential Attached

\$489,000 (LP) 🚥

(SP) M

\$1,680.78

Dogs: Yes



V3A ON6 If new,GST/HST inc?: Sold Date: Original Price: \$489,000 Meas. Type: Bedrooms: 1 Approx. Year Built: 2021 Bathrooms: 1 Frontage(feet): Age: Full Baths: 1 Frontage(metres): Zoning: CD

0.00 Sq. Footage:

P.I.D.: **031-550-703**

O

For Tax Year: 2024

View:

Depth / Size (ft.):

Complex / Subdiv:

Tax Inc. Utilities?: No Tour: Virtual Tour URL

Gross Taxes:

First Nation

Flood Plain:

Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water** Sewer Type: City/Municipal Water Supply: City/Municipal

Half Baths:

Style of Home: 1 Storey, Upper Unit

Frame - Wood Construction:

Mixed

Foundation: **Concrete Perimeter** Total Parking: 1 Covered Parking: 1

Parking: Garage; Underground

Parking Access: Rear

Dist. to Public Transit:

Exterior:

Title to Land: Freehold Strata Property Disc.: Yes

Dist. to School Bus:

Renovations: # of Fireplaces: 0 R.I. Fireplaces:

Rain Screen: Full Metered Water:

Fixtures Leased: No: Fixtures Rmvd: No:

Fireplace Fuel: Fuel/Heating:

Grand Total:

Electric

R.I. Plumbing:

Reno. Year:

Floor Finish: Laminate, Mixed, Carpet

Outdoor Area: Balcony(s) Type of Roof: Torch-On

STRATA LOT 67, PLAN EPS7964, 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

Legal:

Amenities: Elevator, Exercise Centre, Garden, In Suite Laundry, Playground

Site Influences: Central Location, Golf Course Nearby, Lane Access, Paved Road, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW Features:

Finished Floor (Main): Units in Development: 104 611 Tot Units in Strata: 104 Locker: Yes Finished Floor (Above): 0 Exposure: Storeys in Building: Finished Floor (AbvMain2): 0 Mgmt. Co's Name: Rancho Management Services Mgmt. Co's #: 604-684-4508

Finished Floor (Below): 0 Council/Park Apprv?: Maint Fee: \$233.84

Finished Floor (Basement): 0 Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal

Finished Floor (Total): 611 sq. ft. Unfinished Floor: 0

Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed

Restricted Age: # of Pets: 2 Cats: Yes Suite: None

or % of Rentals Allowed: Basement: None Short Term(<1yr)Rnt/Lse Alwd?: No

611 sq. ft.

Crawl/Bsmt. Ht: # of Levels: 1 Short Term Lse-Details: # of Kitchens: 1 # of Rooms: 5

Type
Primary Bedroom
Living Room Floor Dimensions Type Dimensions Bath Floor # of Pieces Ensuite? Main Main 12'11 x 9'2 10'6 x 9'11 X 12'4 x 9'11 Main x Main Dining Room '0 x 9'11 x Main Walk-In Closet x 5'7 X X 6 X

Listing Broker(s): Top Vision Realty Inc. Top Vision Realty Inc.

Spacious 1 Bed / 1 Bath homes masterfully designed with practical kitchens and gigantic balconies, and includes one parking stall and a micro storage locker. Steps to Brydon Lagoon, Nickomekl river trails and close to the future Skytrain, work out in your residents-only gym and yoga studio or relax as you watch a film in the theatre room! Lots of visitor parking spots behind building. Built by the Fraser Valley's multi-family development specialist Whitetail Homes. This is your chance to live a lifestyle reimagined! Open house: 1-3pm Sun 3/9.