


**For Approval**  
**R2686178**  
 Board: F  
 Apartment/Condo

**204 5568 201A STREET**

Langley  
 Langley City  
 V3A 8K5

Residential Attached  
**\$489,900** (LP)  
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$489,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1994**  
 Frontage(feet): Bathrooms: **1** Age: **28**  
 Frontage(metres): Full Baths: **1** Zoning: **RM2**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,819.86**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Floor Plain: P.I.D.: **019-093-268** Tax Inc. Utilities?: **No**  
 View: **Yes Gardens and Fountains** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **Michaud Gardens**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations: **Partly**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 97 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS1043 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Storage, Wheelchair Access, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Smoke Alarm**

Finished Floor (Main): <b>907</b>	Units in Development: <b>111</b>	Tot Units in Strata: <b>111</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Stores in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$352.81</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>907 sq. ft.</b>	Bylaws Restrictions: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age: <b>19+</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>907 sq. ft.</b>	# or % of Rentals Allowed:		
Suite: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:	# of Levels: <b>1</b>		
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'2' x 7'2			x	1	Main	5	Yes
Main	Laundry	5'6 x 5'6			x	2			No
Main	Kitchen	10'11 x 9'10			x	3			No
Main	Dining Room	11'3 x 11'7			x	4			No
Main	Living Room	12'4 x 14'5			x	5			No
Main	Bedroom	11'5 x 13'1			x	6			No
Main	Walk-In Closet	5'4 x 7'6			x	7			No
					x	8			No

Listing Broker(s): **Royal LePage West Real Estate Services Royal LePage West Real Estate Services**

**Rarely available 1-bedroom unit in highly sought-after Michaud Gardens! This open-concept unit has been freshly updated w/new stainless steel appliances, light fixtures, window treatments, paint, & flooring - this one is a 10/10! Enjoy the sights & sounds of the gorgeous gardens & fountains on the spacious east-facing patio. Bedroom features an ensuite bath, additional vanity area, & large walk-in closet. Plenty of storage in this unit, plus a storage locker just steps from the front door - making storing & accessing your items all the easier. Located close to shops, restaurants, clinics, parks, bus routes, walking trails, & more. Featuring 1 underground parking stall; 2 pets allowed; no rentals permitted. This peaceful & quiet 19+ age-restricted complex is the perfect place to call home.**