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www.mitten-realty-services.com



306 20727 Douglas Crescent, Langley

\$414,800.00

Affordable Living In Style For 55 Years & Older
2 Bedroom, 2 Bath, Condominium

Affordable freshly painted 916 square foot two bedroom, two bathroom apartment boasts kitchen with lots of cabinets, dining room and entertainment sized living room with gas fireplace and door to spacious balcony. Desirable floor plan with the bedrooms separated by the living room providing more privacy for the occupants. Spacious primary bedroom with four piece ensuite and door to balcony. Second bedroom with access to three piece bathroom. Insuite laundry. Located in desirable Josef's Court, an age restricted building (occupants must be 55 years or older) centrally located within walking distance to grocery stores, pharmacy, transit and the shops, restaurants and amenities in Langley City. Well cared for building with attractive amenities including lounge, kitchen, games room and guest suite. This unit is located on the quiet side of the building and is a bright unit with lots of windows **but not southern exposure enabling it to keep cooler in the warmer months of the year.**



604-290-5480

All information contained in this brochure while thought to be accurate is not guaranteed to be accurate and should be verified by the purchaser.
Strata Plan shows the size of the unit as 889 square feet.

Features Of This Fine Home...

Main Level: 916 Square Feet

Foyer: 6'11 x 3'5

Living Room: 13'7 x 12'



Dining Room: 14'6 x 7'7



Kitchen: 10'8 x 7'



Primary Bedroom: 12'6 x 10'11



4 Piece Ensuite Bathroom



Bedroom: 12'1 x 10'11 – With private access to 3 piece bathroom



3 Piece Bathroom



Laundry



Balcony



Annual Taxes: \$2,000.91 (2024)

Monthly Strata Fees: \$422.27

Parking Stall: Assigned by Strata on a first come first serve basis as spots come available.

Storage Locker: #16L

Features Of This Fine Home:

- 🔑 Affordable Freshly Painted 916 Sq. Ft. 2 Bedroom, 2 Bathroom Apartment Boasts Kitchen With Lots Of Cabinets, Dining Room And Entertainment Sized Living Room With Gas Fireplace And Door To Spacious Balcony.**
- 🔑 Desirable Floor Plan With The Bedrooms Separated By The Living Room.**
- 🔑 Spacious Primary Bedroom With 4 Piece Ensuite And Door To Balcony.**
- 🔑 Second Bedroom With Access To 3 Piece Bathroom.**
- 🔑 Located In Desirable Josef's Court, An Age Restricted Building (Occupants Must Be 55 Years Or Older) Centrally Located Within Walking Distance To Grocery Stores, Pharmacy, Transit And The Shops, Restaurants And Amenities In Langley City.**

- ⌘ Well Cared For Building With Attractive Amenities Including Lounge, Kitchen, Games Room And Guest Suite.
- ⌘ This Unit Is Located On The Quiet Side Of The Building And Is A Bright Unit With Lots Of Windows But Not Southern Exposure Enabling It To Keep Cooler In The Warmer Months Of The Year.
- ⌘ Affordable Living At Its Finest In This 55+ Adult Community.

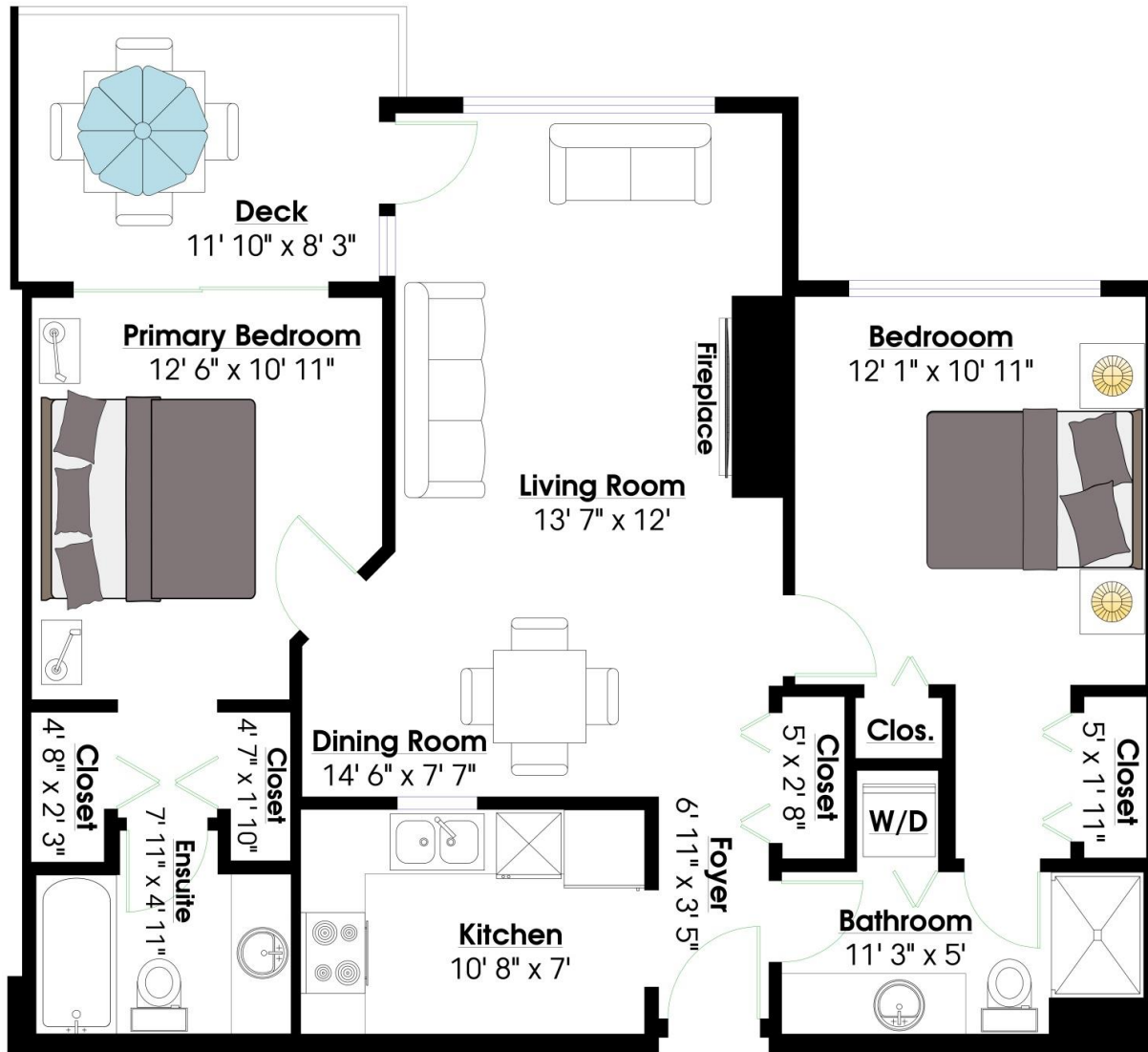
Community Amenities

Well Cared For Building With Attractive Amenities Including Lounge, Kitchen, Games Room And Guest Suite.



Totals**

Main Level: 916 sq. ft. Deck: 94 sq. ft.



MAIN LEVEL

Floor Area: 916 Sq. Ft.

Ceiling Height: 8'

