

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 1	<b>Approx. Year Built:</b> 2019
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 1	<b>Age:</b> 5
<b>Lot Area:</b>	<b>Full Baths:</b> 1	<b>Zoning:</b> MF
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$1,901.97
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 314.28	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 030-799-929

<b>Style of Home:</b> 1 Storey,Upper Unit	<b>Parking:</b> Total: 1 - Covered: 1
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 1
<b>Exterior:</b> Mixed	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Garage Underbuilding
<b>Rain Screen:</b> Full	<b>Locker:</b>
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 0 - Fuel:	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Baseboard,Electric	<b>Property Disc:</b> No
<b>Outdoor Area:</b> Balcony(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Tar & Gravel	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Mixed	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** THE CIVIC

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 88 DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS4437 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Bike Room,Club House,In Suite Laundry,Playground

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 5'4			
Main	Den	10'0 x 7'10			
Main	Kitchen	13'6 x 9'3			
Main	Dining Room	13'3 x 6'6			
Main	Living Room	13'6 x 8'7			
Main	Primary Bedroom	10' x 12'7			
Main	Walk-In Closet	6'10 x 4'5			

<b>Finished Floor (Main):</b> 803 sqft	<b># Of Rooms:</b> 7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 1	Main	5	Yes
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1			
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Suite:</b> None			
<b>Finished Floor (Total):</b> 803 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Unfinished Floor:</b> 0 sqft	<b>Basement:</b> None			
<b>Grand Total:</b> 803 sqft	<b>Beds In Bsmt:</b> 0 / 1			
	<b># Of Pets:</b> 1 - Cats: Yes, Dogs: Yes			

Welcome to THE CIVIC, centrally located in Langley City, this south facing, top floor 1 bed & large den unit has an open plan with lots of natural light! Large kitchen with tons of storage & counter space, modern white shaker cabinets, Kitchen Aid stainless steel appliance & an eat up Island with built in microwave. The open plan dining & living room lead out on the large south facing solarium with great views & accordion windows, allowing use all year round no matter the weather. Primary bedroom has walk in closet leading to the luxurious five-piece cheater En suite with double sinks, Kohler fixtures, quartz countertop, tub & shower. Large den, perfect for an office or guest room. Secure parking space plus storage locker & bike room. Close to shopping & will be steps to the new SkyTrain.