

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	RM1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,089.10
Rear Yard Exp:		Maint. Fee:	386.34	For Tax Year:	2023
View:	No			P.I.D.:	016-596-668

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	118 - Total Units in Strata: 118
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Teamwork Property Management - 604-854-1734
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 111, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, STRATA PLAN NW3354, 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,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'1 x 9'3	Main	Foyer	5'7 x 6'3
Main	Eating Area	8'9 x 8'1			
Main	Dining Room	14'0 x 11'7			
Main	Living Room	13'5 x 14'9			
Main	Primary Bedroom	12'8 x 20'6			
Main	Walk-In Closet	5'6 x 5'6			
Main	Bedroom	13'8 x 11'7			

Finished Floor (Main):	1,342 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,342 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,342 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome Home to Huntsfield Green a 55+ Gated Community. This lovely ranch style home has been tastefully updated with granite kitchen counters, lighting and flooring!! The living room with sliding doors opening to the big patio and boasts of a vaulted ceiling and gas fireplace. Both bedrooms are spacious. The Primary bedroom has a big ensuite bathroom with a soaker tub, double sinks and a walk in closet. Nice quiet location. Armstrong Air Tech Gas Furnace in 2010. Newer hot water tank. Incredible amenities include a swimming pool, hot tub, big club house with a kitchen, exercise equipment and pool table. Great location near Brydon Park and easy access to Langley City Parks & Trails for your summer strolls!! Move in ready and quick possession. OPEN HOUSE Monday May 20th 12-2