

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area:		Full Baths:	1	Zoning:	RES
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,871.10
Rear Yard Exp:		Maint. Fee:	400.00	For Tax Year:	2023
View:				P.I.D.:	016-874-269

Style of Home:	2 Storey,Corner Unit	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Rear,Side
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	5 - Total Units in Strata: 5
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Self Managed
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 1 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLANNWS3404 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	None
Site Influences:	Lane Access,Private Yard,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 15'1	Above	Bedroom	10'6 x 9'1
Main	Dining Room	8'10 x 6'9	Above	Laundry	5'6 x 5'7
Main	Kitchen	8'10 x 8'	Above	Walk-In Closet	6'5 x 4'
Main	Den	10'4 x 10'4			
Main	Foyer	9' x 7'4			
Above	Primary Bedroom	12'3 x 11'5			
Above	Bedroom	10'6 x 9'1			

Finished Floor (Main):	645 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	649 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,294 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,294 sqft	# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Updated corner townhouse with a huge private yard. This private 2 storey townhome, has 3 bedrooms up & large Den down which is currently being used as a bedroom but can easily convert back. 1 1/2 baths, large kitchen with plenty of bright updated cabinets and counters, plus new tile backsplash. Updated flooring & paint. Spacious living room with a cozy gas fireplace. Windows were all replaced 5 years ago. Fenced yard, pond & lots of space for the children & pets. No size restriction for dogs. 3 Parking spaces; single covered plus 2 open parking spaces, one is on the Garage apron. Close to Langley city & all Amenities.