

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

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

<b>View:</b>	
<b>Mgmt. Company:</b>	Self Managed
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	None
<b>Site Influences:</b>	Lane Access,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	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			

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