

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):	Bathrooms:	3	Age:	5
Lot Area:	Full Baths:	2	Zoning:	CD-77
Flood Plain:	Half Baths:	1	Gross Taxes:	\$4,170.95
Rear Yard Exp View:	Maint. Fee:	197.61	For Tax Year:	2023
			P.I.D.:	030-796-857

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 153
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	Davin Mgmt - 604-594-5643
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 134, PLAN EPS3841, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,In Suite Laundry
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 15'6			
Main	Dining Room	13'1 x 6'11			
Main	Kitchen	12'4 x 11'2			
Main	Primary Bedroom	13'1 x 11'7			
Above	Bedroom	13'2 x 12'			
Above	Bedroom	13'1 x 12'			

Finished Floor (Main):	933 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	537 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,470 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,470 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Gabriola Park. A rare opportunity to own an immaculate corner townhouse with primary bedroom on the main. Luxury throughout. Soaring living room ceiling with balcony. Dream kitchen with gas range with pot filler, shaker cabinets, quartz counters, SS appliances and a oversized window overlooking garden. 3 good sized bedrooms. Primary has a walk through closet into an ensuite with double sinks, soaker tub and walk in shower. 2 large beds upstairs serviced by a full bathroom, one with a private deck 12' x 13'. Fully fenced yard. Double garage, 19' x 19' with epoxy floor for easy cleaning and EV connection. Wonderful situation with easy access to transportation, shopping at Willoughby heights, elementary, middle and high schools, #1 Highway and Langley Events Centre.