

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

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 153
<b># of Fireplaces:</b>		<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>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	Davin Mgmt - 604-594-5643
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire,Vacuum - Built In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	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'			

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