

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	3	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RMF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,267.29
Rear Yard Exp:		Maint. Fee:	622.00	For Tax Year:	2023
View:	Yes			P.I.D.:	016-381-793

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 63
# of Fireplaces:	2 - 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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	Yes : Langley City & mountains
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	Cedar Crest Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 49 OF SECTION 6 TOWNSHIP 11 NEW WESTMINSTER PLAN NW3121 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
Site Influences:	Adult Oriented
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp., Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 13'	Bsmt	Bedroom	12'10 x 10'9
Main	Kitchen	10'7 x 9'10	Bsmt	Utility	11'11 x 6'6
Main	Family Room	12' x 12'2			
Main	Dining Room	14'1 x 10'2			
Main	Primary Bedroom	14'1 x 12'7			
Main	Laundry	8'5 x 5'2			
Bsmt	Den	16'11 x 12'10			

Finished Floor (Main):	1,301 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	634 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Finished Floor (Total):	1,935 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,935 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Bright beautiful end unit that has it all! Pride of ownership is evident when you see the upgrades that have been made - beautiful white kitchen with tons of storage, ensuite with walk in shower and heated floors, tankless water heater, furnace, patio doors, new fireplace, central air, custom shelving, main floor blinds. Expansive deck and separate balcony take in the beautiful views of the city. Enclosed area off the kitchen for your bbq and another patio off the walk out basement. Gated complex with mature landscaping, like living in your own private park.