

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,674.92
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	538.21	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	011-795-816

<b>Style of Home:</b>	1 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	54
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	Cistern	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Associa - 604-591-6060

**Complex / Subdiv:** Parkway Estates

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 44 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLANNWS2767 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN OF FORM 1

**Amenities:** Club House,Elevator,Guest Suite,In Suite Laundry,Recreation Center,Storage,Wheelchair Access

**Site Influences:** Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** Dishwasher,Refrigerator,Stove,Windows - Thermo

**Bylaw Restrict:** Age Restrictions,Pets Not Allowed,Rentals Allowed,Smoking Restrictions

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 12'4	Main	Foyer	7'11 x 4'5
Main	Dining Room	14'3 x 9'1	Main	Laundry	6' x 4'
Main	Kitchen	10'2 x 9'2			
Main	Primary Bedroom	15'1 x 11'2			
Main	Walk-In Closet	6'3 x 5'			
Main	Bedroom	13'7 x 10'1			
Main	Den	7'11 x 5'7			

<b>Finished Floor (Main):</b>	1,200 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,200 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,200 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Bright & spacious 1200 sf, 2 large bedrms, den, 2 bathrms & 2 balconies condo with large windows, East exposure & greenspace view in sought after Parkway Estates! Fantastic age 55+ community (one occupant to be age 55+). Great location - walk to Langley Seniors center, shops, grocery stores, restaurants, parks, nature trails & transit. Expansive dining rm/living rm with corner gas heatilator fireplace & sliders to balcony. Primary with walk-in closet, shower ensuite & private balcony. In suite laundry, den/storage rm & a storage locker on same floor. Excellent building w/secured underground parking, amenities rm, games rm, gym, workshop, guest suite & library. Rentals allowed. No pets, no smoking. Electricity, gas for fireplace, heat & hot water included in fees. Quick possession possible.