

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

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

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