

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2000
Frontage (ft):	Bathrooms:	2	Age:	24
Lot Area:	Full Baths:	2	Zoning:	P-1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,501.00
Rear Yard Exp:	Maint. Fee:	369.61	For Tax Year:	2023
View:			P.I.D.:	024-858-218

Style of Home:	1 Storey,Penthouse	Parking:	Total: 0 - Covered: 0
Construction:	Frame - Wood,Other	Covered Parking:	0
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Other	Units in Dev:	- Total Units in Strata: 204
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Other	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: LANGLEY GARDENS

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

Legal: STRATA LOT 196 SECTION 35 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLANLMS4268TOGETHER WITH AN I

Amenities: Club House,Community Meals,Elevator,Garden,Green House,In Suite Laundry,Independent living,Restaurant,Wheelchair Access,Concierge

Site Influences: Adult Oriented,Private Setting,Recreation Nearby,Retirement Community,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.

Listing Broker(s): eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 5'2			
Main	Bedroom	11'1 x 9'1			
Main	Primary Bedroom	12'3 x 11'3			
Main	Walk-In Closet	8'3 x 5'4			
Main	Kitchen	9'5 x 8'8			
Main	Living Room	12'9 x 13'9			

Finished Floor (Main):	831 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	831 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	831 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to Langley Gardens! Rarely available! 2 bedroom, 2 full bathroom penthouse 55+ condo featuring large bright floor plan with gas fireplace, functional kitchen, + newer flooring. Primary bed equipped with walk-in closet and ensuite. Discover the perfect blend of independence and full-service luxury in this highly sought-after Walnut Grove Community. Each unit provides the privacy and security of homeownership alongside access to a wealth of optional/included amenities like social activities, meal services, and light housekeeping. Enjoy comfort at your fingertips with 24 hour emergency response, a concierge, beautiful dining room, large lounge area, multiple TV/games rooms, rooftop gardens and private courtyard. Call for full information package.