

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2022
Frontage (ft):	Bathrooms:	1	Age:	2
Lot Area:	Full Baths:	1	Zoning:	C1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,401.80
Rear Yard Exp:	Maint. Fee:	237.29	For Tax Year:	2023
View:			P.I.D.:	031-850-570

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Concrete,Glass,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	144 - Total Units in Strata: 144
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt,Metal,Other	Fixtures Leased:	
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	

View:

Mgmt. Company: First Service - 604-683-8900

Complex / Subdiv:

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

Legal: STRATA LOT 17, PLAN EPS8954, DISTRICT LOT 308, GROUP 2, NEW WESTMINSTER LAND DISTRICT, & DL 309, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Bike Room,Exercise Centre,Garden,In Suite Laundry,Recreation Center

Site Influences: Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed

Listing Broker(s): RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'3 x 10'3			
Main	Kitchen	9'2 x 10'1			
Main	Dining Room	8'2 x 10'3			
Main	Bedroom	9'5 x 9'3			
Main	Patio	9'7 x 6'8			
Main	Foyer	4'1 x 8'2			

Finished Floor (Main):	477 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	477 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	477 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Spacious 1 Bedroom 1 Bath home by Whitetail developments offer a spacious, functional layout with modern sleek design which is tastefully decorated. This recently built development is near the proposed skytrain station. This home offers quality laminate and tile throughout, S/S appliances, elegant Quartz countertops, great amenities, indoor gym, putting green and amazing courtyard. Ideal for investors and downsizers in the heart of Langley city. Close to everything including shops, schools, recreation & transit. Open Sat April 27, 2024 2-4pm.