

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):	Bathrooms:	2	Age:	47
Lot Area:	Full Baths:	1	Zoning:	MULTI
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,782.59
Rear Yard Exp:	Maint. Fee:	489.81	For Tax Year:	2023
View:			P.I.D.:	001-537-938

Style of Home:	2 Storey	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Open
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	
Mgmt. Company:	Remi Realty - 604-530-9944
Complex / Subdiv:	MCMILLAN PLACE
Services Connected:	Electricity,Water
Legal:	STRATA LOT 26, PLAN NWS845, DISTRICT LOT 36, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	In Suite Laundry,Playground
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 12'2	Above	Walk-In Closet	4'3 x 6'6
Main	Dining Room	9'7 x 7'2	Above	Bedroom	9'5 x 11'7
Main	Kitchen	7'5 x 8'1	Above	Bedroom	9'7 x 9'9
Main	Eating Area	7'5 x 8'0			
Main	Foyer	5'10 x 8'0			
Main	Storage	5'11 x 10'7			
Above	Primary Bedroom	14'9 x 12'4			

Finished Floor (Main):	631 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	645 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,276 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,276 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Investors and first time buyers, run don't walk! This spacious townhome is located near parks, shopping, schools, and the new Langley skytrain station. Building exteriors have been done: windows, vinyl siding, patio doors, skylights, vinyl fencing and parking lot repaving. Bright living room with skylights, and patio slider off dining area to private fully fenced yard for kids and pets. Functional galley kitchen and eating area. 2 parking stalls, and a large storage area located conveniently outside the front door. Great place to call home.