

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	RM2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,060.76
Rear Yard Exp:		Maint. Fee:	525.60	For Tax Year:	2023
View:	No			P.I.D.:	018-027-831

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

View:	No
Mgmt. Company:	TEAMWORK PROPERTY MANAGEMENT - 604-854-1734
Complex / Subdiv:	COVENTRY GATE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 4, PLAN LMS677, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
Amenities:	Recreation Center,Sauna/Steam Room,Storage,Tennis Court(s)
Site Influences:	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer,Clothes Washer/Dryer,Dishwasher,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'3 x 7'11			
Main	Kitchen	8'0 x 7'7			
Main	Dining Room	8'11 x 7'11			
Main	Living Room	13'2 x 17'1			
Main	Bedroom	10'1 x 9'4			
Main	Primary Bedroom	11'6 x 11'1			

Finished Floor (Main):	947 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	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	947 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	947 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Coventry Gate! This BRIGHT and SPACIOUS 2 bed 2 bath corner unit condo offers affordable living and is centrally located in the heart of Langley. This 947 SQFT WEST-FACING courtyard unit is super quiet yet within walking distance to shopping, trails, parks, schools, Timms Community Center, Cascades Casino, numerous restaurants, and the proposed future SkyTrain station. It is well-maintained and features spacious living areas, in-suite laundry, a cozy gas fireplace, and an extra-large balcony. The building is pet friendly with restrictions, and amenities include a clubhouse, tennis court, sauna/steam room, bike room, and secure underground parking. Includes 1 parking space and 1 storage unit. This is the perfect investment property: no rental or age restrictions!