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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| 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 |

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|-------------------------|--------------------------------|-------------------------|-----------------------|
| 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 |

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|----------------------------|---|
| 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 | | | |

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| 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!