

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	1	Age:	15
Lot Area:	Full Baths:	1	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,566.32
Rear Yard Exp:	Maint. Fee:	323.33	For Tax Year:	2023
View:	No		P.I.D.:	028-020-871

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific - 604-371-2208
Complex / Subdiv:	Paddington Station
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 112, PLAN BCS3568, DISTRICT LOT 309, 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 V
Amenities:	Air Cond./Central,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHWh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Patio	8'10 x 8'3	Main	Foyer	3'7 x 7'8
Main	Living Room	11'7 x 10'11			
Main	Dining Room	9'0 x 9'7			
Main	Kitchen	8'2 x 8'0			
Main	Bedroom	10'10 x 12'8			
Main	Bedroom	8'4 x 8'3			
Main	Walk-In Closet	5'1 x 4'4			

Finished Floor (Main):	741 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	741 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	741 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

SEE VIRTUAL TOUR! Welcome to Paddington Station. With 740 sqft of living space, bright patio, 2 side-by-side parking and A/C, this unit has it all! Primary Bedroom with cheater 4pc ensuite features double closets, 2nd bedroom (no window) could be used as a den/office, kitchen w/ shaker style cabinets, granite counters, s/s appliances and breakfast bar, living room w/ electric fireplace and plenty of room for storage! Steps to everything Langley City has to offer—shops, restaurants, parks, and the new Skytrain Line. Well maintained w/ the big items already done! NEW paint, NEW carpets, DW May 2023, Fridge Nov 2023, AC June 2023, W&D 2 yrs old, HW tank 6 yrs old. 2 pets allowed, dogs must be no taller than 22" at the top of withers/shoulders. Call today to arrange your private showing!