

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	CD-23
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,485.59
Rear Yard Exp:		Maint. Fee:	301.48	For Tax Year:	2023
View:	No			P.I.D.:	028-040-210

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone, Vinyl, Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground, Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 120
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa BC Inc. - 604-591-6060
Complex / Subdiv:	Hawthorne
Services Connected:	Community, Electricity, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 104, PLAN BCS3591, SECTION 35, TOWNSHIP 8, 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:	Bike Room, Playground
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Refrigerator, Security System, Smoke Alarm, Stove
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 11'8			
Main	Kitchen	6'0 x 12'7			
Main	Primary Bedroom	9'11 x 13'1			
Main	Dining Room	9'2 x 5'10			
Main	Patio	12'1 x 7'1			
Main	Foyer	3'8 x 5'7			
Main	Walk-In Closet	3'5 x 4'4			

Finished Floor (Main):	570 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	570 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	570 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Hawthorne in Walnut Grove, one of the prime locations in Langley. This 1 bedroom, 1 bathroom penthouse condo is situated in the sought-after Hawthorne building, built by the renowned MARCON. Enjoy the newly installed waterproof and scratch-resistant vinyl flooring, as well as a new dishwasher, washer, and dryer—updated in 2022! The unit offers an open concept layout and a highly functional floor plan, with one parking space and one storage locker included. Conveniently located within walking distance to shopping, restaurants, entertainment, transit, medical services, and providing easy access to Highway #1 and numerous other amenities. Open House: April 20(Sat)/21(Sun) 2-4PM. ***NO AGE RESTRICTIONS***