

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	2	Age:	13
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,000.69
Rear Yard Exp:		Maint. Fee:	552.23	For Tax Year:	2023
View:	Yes			P.I.D.:	028-692-128

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Glass,Vinyl	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	68 - Total Units in Strata: 68
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : Golden Ears,Mt Baker & Park
Mgmt. Company:	ASSOCIA - 604-501-4423
Complex / Subdiv:	SERENADE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 61, PLAN BCS4258, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 9'			
Main	Kitchen	9' x 9'6			
Main	Eating Area	10'7 x 10'2			
Main	Primary Bedroom	9' x 12'2			
Main	Bedroom	8'10 x 11'6			
Main	Foyer	5' x 6'5			

Finished Floor (Main):	845 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	845 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	845 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Serenade! A fitting name for a place where you can watch concerts in the park from your own massive deck w/ unobstructed mountain & park views! This location is the best that Langley City has to offer! Walk to literally everything ~ library, medical, coffee shops, shopping & those pickle ball rackets will come in handy at the rec centre! Top floor 845 thoughtfully laid out sq ft, 2 bdms located on opposite sides & 2 full bathrms! Updated 3 pc ensuite! There are new vinyl floors & the white kitchen includes peninsula seating & lots of cabinetry. The mounted a/c unit in the living rm, will keep you cool in the hot summer! Tons of windows make this home nice & bright! There is in suite laundry,1 secured under ground parking & 1 storage locker. Great for down sizers, investors,& first timers!