

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 2024
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 0
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> RES
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$2,024.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 485.80	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 032-190-409

<b>Style of Home:</b> Upper Unit	<b>Parking:</b> Total: 2 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Mixed	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Garage; Underground, Visitor Parking
<b>Rain Screen:</b>	<b>Locker:</b>
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b>	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Baseboard	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Balcony(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Torch-On	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Laminate	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

**Legal:** STRATA LOT 63 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9901

**Amenities:** Club House

**Site Influences:** Central Location, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'11 x 8'6	Main	Patio	9'11 x 4'10
Main	Dining Room	10'1 x 16'2			
Main	Living Room	10'8 x 9'10			
Main	Foyer	4'6 x 4'5			
Main	Bedroom	10'3 x 9'11			
Main	Primary Bedroom	10'2 x 10'6			
Main	Walk-In Closet	6'7 x 6'1			

<b>Finished Floor (Main):</b> 1,069 sqft	<b># Of Rooms:</b> 8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 1	Main	4	Yes
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	3	No
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Suite:</b>			
<b>Finished Floor (Total):</b> 1,069 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Unfinished Floor:</b> 0 sqft	<b>Basement:</b> None			
<b>Grand Total:</b> 1,069 sqft	<b>Beds In Bsmt:</b> 0 / 2			
	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

**\*\*BRAND NEW & GST INCLUDED\*\*** Discover contemporary living at its finest in this stunning penthouse-level condo located in the vibrant Latimer Village. Featuring 2 bedrooms, 2 bathrooms, and 2 parking spaces, this home offers a spacious 1047 sq ft of modern living area. The open-concept layout is ideal for entertaining, enhanced by a gas range and durable laminate flooring that combine style with convenience. Enjoy the serene atmosphere of penthouse living along with the benefits of being near a diverse array of amenities and attractions. This is a rare opportunity to experience modern elegance in one of Langley's most sought-after neighborhoods.