

Depth/Size (ft):	Bedrooms:	4	Approx. Year Built:	2003
Frontage (ft):	Bathrooms:	3	Age:	21
Lot Area:	Full Baths:	2	Zoning:	RM2
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,306.71
Rear Yard Exp:	Maint. Fee:	410.28	For Tax Year:	2023
View:			P.I.D.:	025-690-817

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	41
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	ASSOCIA BC INC. - 604-591-6060
Complex / Subdiv:	WYNDHAM LANE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 3 DISTRICT LOT 37 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS421 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Vacuum - Roughed In,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 11'0	Below	Bedroom	13'0 x 10'0
Main	Dining Room	11'0 x 9'6			
Main	Kitchen	15'0 x 14'0			
Above	Primary Bedroom	12'6 x 11'10			
Above	Bedroom	14'0 x 8'6			
Above	Bedroom	10'0 x 8'6			
Above	Laundry	4'0 x 3'0			

Finished Floor (Main):	640 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	660 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	170 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	1,470 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,470 sqft	# Of Pets:				

Welcome to Wyndham Lane. This large 1470 sqft 4 bedroom townhome has many upgrades and is conveniently located to all that Langley has to offer. You're going to love this Kitchen which was as renovated in January. Includes brand new appliances. You'll enjoy plenty of outdoor space with a fully fenced rear yard and North facing deck and located on a quiet cul-de-sac. Private clubhouse will provide hours of enjoyment. Conveniently located within walking distance to the future Skytrain Station and close to Safeway, Starbucks, parks, access to transit & access to the freeway and downtown Langley shopping. Just steps away from the local Kwantlen College this is also a great investment property. Garage with room for 1 car & one on driveway. Pet friendly complex.