

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$2,296.31
Rear Yard Exp:		Maint. Fee:	468.87	For Tax Year:	2023
View:	No			P.I.D.:	018-952-381

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	111 - Total Units in Strata: 110
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential - 604-689-6969
Complex / Subdiv:	Michaud Gardens
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS01043 LT 40 DL 305 LD 36
Amenities:	Club House,Elevator,In Suite Laundry,Recreation Center,Storage,Wheelchair Access,Workshop Attached
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Titus Realty, Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 13'3	Main	Laundry	5'7 x 6'2
Main	Dining Room	12'9 x 11'7	Main	Bedroom	9'6 x 12'9
Main	Foyer	5'1 x 5'8			
Main	Other	5'10 x 8'			
Main	Kitchen	12'3 x 11'2			
Main	Primary Bedroom	11'8 x 13'6			
Main	Other	8'8 x 9'8			

Finished Floor (Main):	1,101 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,101 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,101 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

MICHAUD GARDENS located in Langley city within walking distance to: shopping, transit, senior's centre and library. Nicely maintained 2 bdrm, 2 bath, approx 1,100 sq ft elevated 1st floor apartment w/laminate flooring in livingroom & dining room and good-sized (20') balcony faces south. A 2 minute walk to Linwood Park. A beautiful complex complete with two amenity rooms and workshop. Pets allowed with restrictions, rentals allowed. Don't miss out on this one. Some photos are virtually staged. OPEN HOUSE Sat. May 11th 2-4 pm.