

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	26
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,752.86
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	369.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	023-950-323

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	39 - Total Units in Strata: 39
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s),Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	Yes
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	Strataco Management - 604-294-4141
<b>Complex / Subdiv:</b>	Aspen Gables
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 3 DISTRICT LOT 37 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3011 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
<b>Amenities:</b>	Club House,Garden
<b>Site Influences:</b>	Central Location,Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security - Roughed In,Security System,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11'4 x 9'9			
Main	Kitchen	11'2 x 7'7			
Main	Living Room	19'10 x 10'11			
Above	Primary Bedroom	12'10 x 10'11			
Above	Bedroom	10'10 x 8'4			
Above	Bedroom	9'0 x 8'10			
Below	Foyer	5'2 x 3'6			

<b>Finished Floor (Main):</b>	623 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	604 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	67 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,294 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,294 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This cosy and well looked after 3 bedroom family home is nestled in Aspen Gables, one of the nicest and well managed townhome complexes in Langley . Upstairs has all 3 bedrooms with plenty of closet space. Southern exposed backyard great for gardening or play area for kids and pets. Tidy patio off the kitchen with additional patio area at ground level off rear entrance of garage . Lots of improvements made throughout with built in entertainment section in living room , newer appliances , hot water tank, washer dryer,hookup for electric vehicle charger. and a load share device in garage installed in 2023 . Lots of parking space in garage could be up to 3 cars and 1 outside parking place. Roof and gutters were replaced in 2020.