

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):	Bathrooms:	2	Age:	30
Lot Area:	Full Baths:	2	Zoning:	RM-2
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,330.94
Rear Yard Exp:	Maint. Fee:	468.87	For Tax Year:	2023
View:	No		P.I.D.:	018-952-640

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

View:	No
Mgmt. Company:	First Services Residential - 604-689-6969
Complex / Subdiv:	MICHAUD GARDENS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 65, PLAN LMS1043, DISTRICT LOT 305, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Elevator,In Suite Laundry,Storage,Workshop Attached
Site Influences:	Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Security - Roughed In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Not Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 13'4			
Main	Dining Room	12'10 x 11'7			
Main	Kitchen	12'5 x 8'1			
Main	Eating Area	6'5 x 5'6			
Main	Primary Bedroom	12'3 x 13'7			
Main	Bedroom	9'7 x 11'11			
Main	Laundry	5'6 x 6'2			

Finished Floor (Main):	1,115 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,115 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,115 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Michaud Gardens ~ a beautifully kept complex and a beautifully kept upper top floor unit! Offering 1115 sq ft with 2 bdrms 2 bthrms and a great layout! Bright kitchen with loads of white cabinetry and casual every day dining space. The open plan formal dining area leads to the living rm w/ gas fireplace. This opens to the huge south facing sunny deck with lots of room for furniture and great space to enjoy the summer! The 2 bdrms are well sized w/ primary retreat boasting his and her closets and a 4 pc ensuite. There is another 3 pc main bath and ensuite laundry rm! You have 1 parking and 1 storage & 2 pets allowed. This property has gardens, fountain and is tucked away in a great pocket of Langley City where you can walk to literally everything in this can't beat location. Call today!