

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1987
Frontage (ft):		Bathrooms:	2	Age:	37
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,782.34
Rear Yard Exp:		Maint. Fee:	395.00	For Tax Year:	2023
View:	No			P.I.D.:	005-489-300

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

View:	No
Mgmt. Company:	Campbell Strata Management
Complex / Subdiv:	HERITAGE MANOR
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 27 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW2483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House, Elevator, Garden, In Suite Laundry, Storage
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener
Bylaw Restrict:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'1 x 4'11			
Main	Kitchen	8'2 x 9'6			
Main	Dining Room	10'5 x 9'10			
Main	Living Room	12'1 x 11'1			
Main	Primary Bedroom	12'3 x 14'1			
Main	Bedroom	11' x 13'8			
Main	Laundry	10'1 x 4'6			

Finished Floor (Main):	1,081 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,081 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,081 sqft	# Of Pets:				

Welcome to Heritage Manor, located in a park like setting in the heart of Langley City. This 2 bedroom, 2 full bathroom condo measures at 1081 sq ft and has a functional open plan with bedrooms at opposite sides for the utmost privacy. Large primary bedroom with double closets leading to the en suite, good size secondary bedroom with 2 closets and bath with soaker tub located right next to the bedroom. Cozy up on cold nights in front of the cozy gas fireplace (included in strata fee). Located off of the living room you will find the south facing balcony that has been enclosed in glass for year-round use. Lots of storage in the in-suite laundry & 1 storage locker. Well kept 55+ building located. Close to everything, shopping, recreation, Langley Bowling Club, Langley Senior Resource centre.