1125 252 STREET LANGLEY

Otter District, V4W 2S8

Denth/Size ((ft)•	152	Bedrooms:		4	Annroy Voar Pu	ilt: 197	7 3
Depth/Size(Frontage (ft)		152 83.00			3	Approx. Year Bu	-	3
Frontage (ft)	-		Bathrooms:			Age:	51 BU	0
Lot Area: (s	• •	10,956.00	Full Baths:		3	Zoning: Gross Taxes:	RU	
Flood Plain:		\M/a at	Half Baths:		0			904.14
Rear Yard E	xp:	West	Maint. Fee:		50.00	For Tax Year:	202	
View:		Yes				P.I.D.:	001	-140-051
Style of Hon	ne:	2 Storey, Split Entry			Parking:	Total: 10 - Covere	ed: 2	
Constructio	n:	Frame - Wood			Covered Parking:	2		
Exterior:		Vinyl			Parking Access:	Front		
Foundation:					Parking:	Garage; Single, Open, RV Parking Avail.		
Rain Screen	ı:				Locker:			
Renovations	s:				Units in Dev:	- Total Units in St	rata: 12	
f of Fireplac	ces:	2 - Fuel: Natural Gas			Distance to:			
Water Supply:		Community			Title to Land:	Freehold Strata		
Fuel/Heating:		Forced Air,Natural Gas			Property Disc:	Yes		
Outdoor Area:		Balcny(s) Patio(s) Dck(s), Fenced Yard			PAD Rental:			
Type of Roo		Asphalt			Fixtures Leased:	No		
Floor Finish		Laminate, Mixed, Tile, Carpet			Fixtures Rmvd:	Yes		
View:		Yes : Greenspace						
View:		res : Greenspace						
View: Mgmt. Com	pany:	Self-managed						
		•						
Mgmt. Com	Subdiv:	•	ural Gas,Septic,Wat	ter				
Mgmt. Com Complex / S	Subdiv:	Self-managed	WS154, PART SW1/	4, SECTION 11,				
Mgmt. Com Complex / S Services Co	Subdiv:	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN N	WS154, PART SW1/ MON PROPERTY IN	4, SECTION 11,				
Mgmt. Com Complex / S Services Co Legal:	Subdiv: pnnected:	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN N INTEREST IN THE COM	WS154, PART SW1/ MON PROPERTY IN Storage	4, SECTION 11, N PROPORTION	TO THE UNIT ENTITLE			
Mgmt. Com Complex / S Services Co Legal: Amenities:	Subdiv: pnnected:	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN N INTEREST IN THE COM Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh.	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recrea /Dryr/Frdg/Stve/DW,	4, SECTION 11, N PROPORTION ation Nearby,Rura	TO THE UNIT ENTITLE	MENT OF THE STRATA	LOT AS SHOW	N ON FORM 1
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features:	Subdiv: onnected: ces:	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN N INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh Shed,Vacuum - Built In,W	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recrea /Dryr/Frdg/Stve/DW,	4, SECTION 11, N PROPORTION ation Nearby,Rura	TO THE UNIT ENTITLE	MENT OF THE STRATA	LOT AS SHOW	N ON FORM 1
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	Subdiv: onnected: ces: ric:	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN N INTEREST IN THE COM Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler	4, SECTION 11, N PROPORTION ation Nearby,Rura	TO THE UNIT ENTITLE	MENT OF THE STRATA	LOT AS SHOW	N ON FORM 1
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	Subdiv: onnected: ces: ric:	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN N INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh Shed,Vacuum - Built In,W	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler	4, SECTION 11, N PROPORTION ation Nearby,Rura	TO THE UNIT ENTITLE	MENT OF THE STRATA	LOT AS SHOW	N ON FORM 1
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: connected: ces: ric: ker(s): Type	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions	WS154, PART SW1/ MON PROPERTY IN ,Storage ,Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave	N ON FORM 1 e,Storage Dimensions
Agmt. Complex / S Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: connected: ces: ric: ker(s): Type Living Room	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10	WS154, PART SW1/ MON PROPERTY IN ,Storage ,Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley)	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions 14'3 x 6'6	MENT OF THE STRATA	A LOT AS SHOW	N ON FORM 1 e,Storage
Agmt. Complex / S Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: connected: ces: ric: ker(s): Type	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10	WS154, PART SW1/ MON PROPERTY IN ,Storage ,Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave	N ON FORM 1 e,Storage Dimensions
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Cloor Main Main	Subdiv: connected: ces: ric: ker(s): Type Living Room	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Type Bedroom Bedroom Laundry	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions 14'3 x 6'6	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave	N ON FORM 1 e,Storage Dimensions
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Fatures: Bylaw Restr Listing Brok Cloor Aain Main Main	Subdiv: connected: ces: ric: ker(s): Type Living Room Dining Room Kitchen	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh, Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recreat /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Type Bedroom Bedroom	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions 14'3 x 6'6 9'5 x 9'3	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave	N ON FORM 1 e,Storage Dimensions
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influenc	Subdiv: connected: ces: ric: ker(s): Type Living Room Dining Room Kitchen	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh, Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9 13'3 x 12'5	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recreat /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below Below Below	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Type Bedroom Bedroom Laundry Storage	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions 14'3 x 6'6 9'5 x 9'3 5'6 x 6'3	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave	N ON FORM 1 e,Storage Dimensions
Mgmt. Com Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Kitchen Primary Bed	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COM Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh, Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9 13'3 x 12'5 room 11'7 x 23'7	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below Below Below Below	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Type Bedroom Bedroom Laundry Storage	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions 14'3 x 6'6 9'5 x 9'3 5'6 x 6'3 6'5 x 8'8	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave	N ON FORM 1 e,Storage Dimensions
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok Toor Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Kitchen Primary Bed Bedroom	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9 13'3 x 12'5 room 11'7 x 23'7 9'9 x 9'7 6'5 x 3'8	WS154, PART SW1/ MON PROPERTY IN ,Storage ,Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below Below Below Above	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Type Bedroom Bedroom Laundry Storage Recreation Re	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions 14'3 x 6'6 9'5 x 9'3 5'6 x 6'3 6'5 x 8'8 com 15'5 x 15'10	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave	N ON FORM 1 e,Storage Dimensions
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influend Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Below	Subdiv: Sonnected: ces: ric: ker(s): Type Living Room Dining Room Dining Room Kitchen Primary Bed Bedroom Foyer Family Roon	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9 13'3 x 12'5 room 11'7 x 23'7 9'9 x 9'7 6'5 x 3'8	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recreat /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below Below Below Below Above Above	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Bedroom Bedroom Laundry Storage Recreation Re Bar Room Storage	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions 14'3 x 6'6 9'5 x 9'3 5'6 x 6'3 6'5 x 8'8 com 15'5 x 15'10 10'11 x 5'6	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave Type Storage	N ON FORM 1 e,Storage Dimensions
Mgmt. Complex / S Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restri Catures: Bylaw Restri Coor Aain Main Main Main Main Main Main Below	Subdiv: Sonnected: ces: ric: ker(s): Type Living Room Dining Room Dining Room Kitchen Primary Bed Bedroom Foyer Family Room Coor (Main):	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9 13'3 x 12'5 room 11'7 x 23'7 9'9 x 9'7 6'5 x 3'8 16'8 x 13'3	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recreat /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below Below Below Below Above Above	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Bedroom Laundry Storage Recreation Ru Bar Room Storage	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse 14'3 x 6'6 9'5 x 9'3 5'6 x 6'3 6'5 x 8'8 5000 15'5 x 15'10 10'11 x 5'6 15'5 x 9'3	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave Type Storage	N ON FORM 1 e,Storage Dimensions 9'8 × 5'9
Mgmt. Complex / S Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Flaor Aain Main Main Main Main Main Below Finished Flo	Subdiv: Subdiv: Sonnected: ces: ric: ker(s): Type Living Room Dining Room Dining Room Kitchen Primary Bed Bedroom Foyer Family Room Foyer Family Room	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh, Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9 13'3 x 12'5 room 11'7 x 23'7 9'9 x 9'7 6'5 x 3'8 16'8 x 13'3 1,173 sqft 0 sqft	WS154, PART SW1/ MON PROPERTY IN Storage Private Yard,Recreat /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below Below Below Below Above Above Above Above	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Bedroom Laundry Storage Recreation Ru Bar Room Storage	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse 14'3 x 6'6 9'5 x 9'3 5'6 x 6'3 6'5 x 8'8 5000 15'5 x 15'10 10'11 x 5'6 15'5 x 9'3	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave Type Storage # of Pieces	N ON FORM 1 e,Storage Dimensions 9'8 x 5'9 Ensuite?
Mgmt. Complex / S Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Listing Brok Floor Main Main Main Main Main Below Finished Flo Finished Flo	Subdiv: Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Kitchen Primary Bed Bedroom Foyer Family Room Foyer Family Room por (Main): por (Below):	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh, Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9 13'3 x 12'5 room 11'7 x 23'7 9'9 x 9'7 6'5 x 3'8 16'8 x 13'3 1,173 sqft 0 sqft 848 sqft	WS154, PART SW1/ MON PROPERTY IN ,Storage ,Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below Below Below Above Above Above Above Above Above	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Type Bedroom Laundry Storage Recreation Re Bar Room Storage	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse 14'3 x 6'6 9'5 x 9'3 5'6 x 6'3 6'5 x 8'8 5000 15'5 x 15'10 10'11 x 5'6 15'5 x 9'3 15 15'5 x 9'3	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave Type Storage # of Pieces 4	N ON FORM 1 e,Storage Dimensions 9'8 x 5'9 Ensuite? No
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Cloor Main Main Main Main Main Main Below Cinished Flo Cinished Flo Cinished Flo	Subdiv: Subdiv: ponnected: ces: ric: ker(s): Type Living Room Dining Room Dining Room Dining Room Kitchen Primary Bed Bedroom Foyer Family Room Foyer Family Room por (Main): por (Above): por (Below): por (Bsmt):	Self-managed Community,Electricity,Nat STRATA LOT C, PLAN NY INTEREST IN THE COMI Air Cond./Central,Garden Greenbelt,Private Setting Air Conditioning,ClthWsh. Shed,Vacuum - Built In,W Pets Allowed RE/MAX Lifestyles Realty Dimensions 16'2 x 12'10 9'0 x 11'9 13'3 x 12'5 room 11'7 x 23'7 9'9 x 9'7 6'5 x 3'8 16'8 x 13'3 1,173 sqft 0 sqft 848 sqft 0 sqft	WS154, PART SW1/ MON PROPERTY IN ,Storage ,Private Yard,Recrea /Dryr/Frdg/Stve/DW, /ine Cooler / (Langley) Floor Below Below Below Below Above Above Above Above Above Above Crawl/Bsmt	4, SECTION 11, N PROPORTION ation Nearby,Rura Drapes/Window Type Bedroom Laundry Storage Recreation Re Bar Room Storage	TO THE UNIT ENTITLE al Setting Coverings,Fireplace Inse Dimensions 14'3 x 6'6 9'5 x 9'3 5'6 x 6'3 6'5 x 8'8 com 15'5 x 15'10 10'11 x 5'6 15'5 x 9'3 15 1 2	MENT OF THE STRATA	A LOT AS SHOW dstove,Microwave Type Storage # of Pieces 4 3	N ON FORM 1 e,Storage Dimensions 9'8 x 5'9 9'8 x 5'9 Ensuite? No Yes
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SPECTACULAR HOME AND OUTBUILDING! STUNNING 4 bdrm 3 bath home! Meticulously maintained and located on a 1/4 acre lot! Upstairs you'll find a gorgeous open concept living area. Beautiful renos throughout, bright kitchen, tons of counter and storage space, S/S appliances, TWO ovens, and a large island with 'hide-away' fan induction stove, custom built dinette. Outdoor living space has huge deck, lower patio, fully landscaped backyard, room for your RV/TOYS, overlooking 1 acre of shared green space and SPECTACULAR sunsets! Downstairs, a bright & spacious family room perfect for movie nights, working out, or to play! The heated shop/garage (16X30) has amazing wet bar/games/party room to host friends/family! SO many features, superior craftsmanship throughout! Move right in!!!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.