

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1997
Frontage (ft):	Bathrooms: 1	Age: 27
Lot Area:	Full Baths: 1	Zoning: RM-3A
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,984.92
Rear Yard Exp View:	Maint. Fee: 450.00	For Tax Year: 2023
		P.I.D.: 023-745-444

Style of Home: 1 Storey	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Vinyl	Parking Access: Front
Foundation:	Parking: Garage Underbuilding, Visitor Parking
Rain Screen:	Locker:
Renovations:	Units in Dev: 41 - Total Units in Strata: 41
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Electric, Natural Gas	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Other	Fixtures Leased: No
Floor Finish: Laminate	Fixtures Rmvd: No

View:

Mgmt. Company: Goddard and Smith

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Legal: STRATA LOT 5, PLAN LMS2778, DISTRICT LOT 305, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Elevator, Exercise Centre, In Suite Laundry, Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed

Listing Broker(s): eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 4'10			
Main	Kitchen	9'7 x 6'4			
Main	Dining Room	13'7 x 10'3			
Main	Living Room	13'7 x 9'2			
Main	Bedroom	10'0 x 12'4			
Main	Primary Bedroom	10'1 x 12'5			
Main	Walk-In Closet	6'11 x 4'10			

Finished Floor (Main): 866 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			
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmnt Height:			
Finished Floor (Total): 866 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 866 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

Welcome to Brighton Place: Where Your Dreams Find Their Home! Perfectly situated in the heart of walkable Langley City, this South-Facing jewel offers easy access to all levels of transportation and the future SkyTrain, ensuring seamless connectivity. Step inside to discover the allure of its expansive patio, ideal for relaxing or entertaining. The interiors feature a kitchen that sparkles with stainless appliances and a cozy gas fireplace adorned with stunning decorative stonework. Indulge in the sleek walk-in shower. Thoughtfully designed with accessibility in mind, this home includes wheelchair and stroller-friendly spaces and amenities. Enjoy peace of mind in your tranquil sanctuary, where safety is a priority. Don't miss your chance to embrace the magic and elegance of Brighton Place!