

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2019
Frontage (ft):	Bathrooms:	1	Age:	5
Lot Area:	Full Baths:	1	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,901.97
Rear Yard Exp:	Maint. Fee:	314.28	For Tax Year:	2023
View:			P.I.D.:	030-799-929

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	THE CIVIC
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 88 DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS4437 TOGETHER WITH AN
Amenities:	Bike Room,Club House,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 5'4			
Main	Den	10'0 x 7'10			
Main	Kitchen	13'6 x 9'3			
Main	Dining Room	13'3 x 6'6			
Main	Living Room	13'6 x 8'7			
Main	Primary Bedroom	10' x 12'7			
Main	Walk-In Closet	6'10 x 4'5			

Finished Floor (Main):	803 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	803 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	803 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to THE CIVIC, centrally located in Langley City, this south facing, top floor 1 bed & large den unit has an open plan with lots of natural light! Large kitchen with tons of storage & counter space, modern white shaker cabinets, Kitchen Aid stainless steel appliance & an eat up Island with built in microwave. The open plan dining & living room lead out on the large south facing solarium with great views & accordion windows, allowing use all year round no matter the weather. Primary bedroom has walk in closet leading to the luxurious five-piece cheater En suite with double sinks, Kohler fixtures, quartz countertop, tub & shower. Large den, perfect for an office or guest room. Secure parking space plus storage locker & bike room. Close to shopping & will be steps to the new SkyTrain.