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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1991 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 33 |
| Lot Area: | | Full Baths: | 1 | Zoning: | RES |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$2,871.10 |
| Rear Yard Exp: | | Maint. Fee: | 400.00 | For Tax Year: | 2023 |
| View: | | | | P.I.D.: | 016-874-269 |

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|-------------------------|-------------------------|-------------------------|------------------------------|
| Style of Home: | 2 Storey,Corner Unit | Parking: | Total: 3 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | Rear,Side |
| Foundation: | | Parking: | Garage; Single,Open |
| Rain Screen: | | Locker: | No |
| Renovations: | | Units in Dev: | 5 - Total Units in Strata: 6 |
| # 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: | Fenced Yard,Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company: Self Managed

Complex / Subdiv:

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

Legal: STRATA LOT 1 SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLANNWS3404 TOGETHER WITH AN INTE

Amenities: None

Site Influences: Lane Access,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: No Restrictions

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main | Living Room | 11'6 x 15' | | | |
| Main | Dining Room | 10'6 x 10'2 | | | |
| Main | Kitchen | 15' x 8'10 | | | |
| Above | Primary Bedroom | 12'2 x 11'6 | | | |
| Above | Bedroom | 10'6 x 9'2 | | | |
| Above | Bedroom | 10'6 x 9'3 | | | |

| | | | | | | |
|--------------------------------|------------|-----------------------------------|--|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 638 sqft | # Of Rooms: | 6 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 636 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 4 | No |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,274 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,274 sqft | # Of Pets: | No Restriction - Cats: Yes, Dogs: Yes | | | |

Looking for affordable privacy & a huge yard? This is it! Small 5 unit complex close to langley city No size restrictions for dogs. Nicely updated corner townhouse. This private 2 storey home, has 3 bedrooms up & large Den or Dining rm down which is currently being used as a bedroom. It can easily convert back. 1 1/2 baths, large kitchen with plenty of bright updated cabinets and counters, plus new tile backsplash. Updated flooring & paint. Spacious living room with a cozy gas fireplace. Windows were all replaced 5 years ago. Fenced yard, pond & lots of space for children, the pets, a garden and a trampoline. 3 Parking spaces; single covered garage plus 2 open parking spaces, one is on the Garage apron. Close to Langley city & all Amenities. Open House Sat 2-4pm (June 22)