

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2018
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	6
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	C-2
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,771.22
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	654.00	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	030-681-383

<b>Style of Home:</b>	1 Storey,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Lily Terrace

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

**Legal:** STRATA LOT 20 DISTRICT LOT 19 GROUP 2 NEW WESTMINSTER DISTRICT STRATAPLAN EPS5519 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Air Cond./Central,Elevator,In Suite Laundry,Storage,Wheelchair Access

**Site Influences:** Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Intercom,Microwave,Pantry,Smoke Alarm,Sprinkler - Fire,Wine Cooler

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

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'5 x 8'11	Main	Patio	16'7 x 7'10
Main	Dining Room	18'2 x 12'4			
Main	Living Room	15'10 x 16'5			
Main	Primary Bedroom	11' x 15'6			
Main	Walk-In Closet	6'7 x 7'0			
Main	Bedroom	9'7 x 11'7			
Main	Laundry	5'2 x 6'11			

<b>Finished Floor (Main):</b>	1,320 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,320 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,320 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to LILY TERRACE, the epitome of LUXURY living in the heart of Fort Langley. This stunning, 2 bed, 2 bath condo is equipped with HIGH-END finishings throughout, including elegant hardwood floors, custom closet organizers, Sonos sound system w/built in speakers & A/C! OPEN layout is great for entertaining & features a gorgeous chef kitchen w/Bertazzoni 6 burner gas stove, floor to ceiling cabinetry, integrated Sub-Zero fridge, wine fridge & Caesarstone waterfall island. Large primary bedroom features a SPA like En suite, floor to ceiling MARBLE, free standing soaker tub, rain shower, heated floors & walk in closet. Relax on East facing patio, with easy walk-out street access & steps to the trendy main strip, shopping, coffee shops & trails! 2 parking & huge 70 sq/ft private storage!