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|-------------------------|----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 1 | Approx. Year Built: | 2009 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 15 |
| Lot Area: | | Full Baths: | 1 | Zoning: | CD-23 |
| Flood Plain: | | Half Baths: | 0 | Gross Taxes: | \$2,485.59 |
| Rear Yard Exp: | | Maint. Fee: | 301.48 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 028-040-210 |

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|-------------------------|--------------------|-------------------------|--------------------------------------|
| Style of Home: | Upper Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Stone, Vinyl, Wood | Parking Access: | Side |
| Foundation: | | Parking: | Garage; Underground, Visitor Parking |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | - Total Units in Strata: 120 |
| # of Fireplaces: | | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Baseboard | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Vinyl/Linoleum | Fixtures Rmvd: | No |

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|----------------------------|---|
| View: | No |
| Mgmt. Company: | Associa BC Inc. - 604-591-6060 |
| Complex / Subdiv: | Hawthorne |
| Services Connected: | Community, Electricity, Sanitary Sewer, Storm Sewer, Water |
| Legal: | STRATA LOT 104, PLAN BCS3591, SECTION 35, TOWNSHIP 8, 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 OR V, AS APPROPRIATE |
| Amenities: | Bike Room, Playground |
| Site Influences: | Central Location, Recreation Nearby, Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Refrigerator, Security System, Smoke Alarm, Stove |
| Bylaw Restrict: | Pets Allowed w/Rest., Rentals Allowed |
| Listing Broker(s): | Sutton Group - 1st West Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|------|------------|
| Main | Living Room | 12'1 x 11'9 | | | |
| Main | Kitchen | 6'0 x 11'6 | | | |
| Main | Primary Bedroom | 9'10 x 10'14 | | | |
| Main | Dining Room | 9' x 6' | | | |
| Main | Patio | 11'1 x 7' | | | |

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|--------------------------------|----------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 570 sqft | # Of Rooms: | 5 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 570 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 570 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

New water proof and scratching proof Vinyl flooring, new dishwasher, new washer and dryer were installed in 2022! Prime location! Welcome to The Hawthorne in Walnut Grove - one of the best locations in Langley. This 1 bed 1 bath condo is in the highly desirable Hawthorne building built by the reputable MARCON. Open concept space, highly functional floor plan. One parking and one storage locker included with the unit. Walking distance to SHOPPING, RESTAURANTS, ENTERTAINMENT, TRANSIT, DOCTORS, EASY ACCESS TO #1 Highway and ALL SORTS OF AMENITIES.