

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	11
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-72
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,173.04
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	518.44	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	029-086-191

<b>Style of Home:</b>	1 Storey,Corner 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>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 232
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	: Mountain
<b>Mgmt. Company:</b>	Dwell - 604-821-2999
<b>Complex / Subdiv:</b>	Cornerstone North
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 195 DISTRICT LOT 306 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS4261TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'3	Main	Foyer	4'2 x 5'2
Main	Dining Room	11'8 x 10'9			
Main	Kitchen	7'5 x 9'9			
Main	Primary Bedroom	11'5 x 10'3			
Main	Den	9'11 x 5'3			
Main	Bedroom	9'9 x 10'8			
Main	Walk-In Closet	4'6 x 5'2			

<b>Finished Floor (Main):</b>	957 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	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	957 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	957 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Experience modern living in this spacious corner 2 bed + Den condo in Langley. This home features an open concept layout with 9-foot ceilings, creating an airy atmosphere. It has two bedrooms placed at opposite ends for privacy and two bathrooms, including an ensuite. Enjoy breathtaking mountain views from the northwest-facing balcony, perfect for relaxing or entertaining. The kitchen boasts stainless steel appliances and elegant stone countertops, combining style and functionality. Additional features include ensuite laundry for convenience, two side-by-side parking stalls, and a storage locker for extra space. Rentals are allowed, making it an excellent investment opportunity. Don't miss out on this exceptional condo in a prime location. OPEN HOUSE June 22/23 from 2-4 pm. Call today!