

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

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 232
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	: Mountain
Mgmt. Company:	Dwell - 604-821-2999
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 195 DISTRICT LOT 306 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS4261 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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			

Finished Floor (Main):	957 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	957 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	957 sqft	# Of Pets:				

Experience modern living in this spacious corner unit 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 insuite 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. Contact today to schedule a viewing!