

|                         |      |                    |        |                            |             |
|-------------------------|------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |      | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1989        |
| <b>Frontage (ft):</b>   |      | <b>Bathrooms:</b>  | 2      | <b>Age:</b>                | 35          |
| <b>Lot Area:</b>        |      | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | RM2         |
| <b>Flood Plain:</b>     | No   | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$1,786.79  |
| <b>Rear Yard Exp:</b>   | West | <b>Maint. Fee:</b> | 410.00 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | No   |                    |        | <b>P.I.D.:</b>             | 014-376-351 |

|                         |                                    |                         |                                |
|-------------------------|------------------------------------|-------------------------|--------------------------------|
| <b>Style of Home:</b>   | Ground Level Unit,Rancher/Bungalow | <b>Parking:</b>         | Total: 1 - Covered: 1          |
| <b>Construction:</b>    | Frame - Wood                       | <b>Covered Parking:</b> | 1                              |
| <b>Exterior:</b>        | Vinyl                              | <b>Parking Access:</b>  | Front                          |
| <b>Foundation:</b>      |                                    | <b>Parking:</b>         | Carport; Single                |
| <b>Rain Screen:</b>     |                                    | <b>Locker:</b>          | No                             |
| <b>Renovations:</b>     |                                    | <b>Units in Dev:</b>    | 75 - Total Units in Strata: 75 |
| <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>    | Electric                           | <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>    | Laminate,Carpet                    | <b>Fixtures Rmvd:</b>   | No                             |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | No  |
| <b>Mgmt. Company:</b>      | Quay Pacific - 604-371-2208   |
| <b>Complex / Subdiv:</b>   | The Huntington  |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Water  |
| <b>Legal:</b>              | STRATA LOT 39 PLAN NWS2932 DISTRICT LOT 308/309 NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN I |
| <b>Amenities:</b>          | Club House,Exercise Centre,Sauna/Steam Room,Workshop Detached                                     |
| <b>Site Influences:</b>    | Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby                                     |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed  |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.,Rentals Allowed  |
| <b>Listing Broker(s):</b>  | Royal LePage - Wolstencroft   |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|------|------------|
| Main  | Living Room     | 17'0 x 13'0  |       |      |            |
| Main  | Dining Room     | 13'0 x 11'0  |       |      |            |
| Main  | Kitchen         | 9'10 x 9'9   |       |      |            |
| Main  | Eating Area     | 11'9 x 9'9   |       |      |            |
| Main  | Primary Bedroom | 13'8 x 10'11 |       |      |            |
| Main  | Bedroom         | 14'0 x 10'0  |       |      |            |
| Main  | Storage         | 4'6 x 3'5    |       |      |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,300 sqft | <b># Of Rooms:</b>                | 7                        | <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                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 1                        | Main                  | 3                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,300 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> | 100                      |                       |                    |                 |
| <b>Grand Total:</b>            | 1,300 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Welcome to the Huntington! Located in Central Downtown Langley, walk to Shopping, restaurants and Timms Rec centre. This 1 level ground floor townhouse offers large room sizes, updated galley kitchen with new white cabinets, counters and backsplash is bright and airy with a eating area or family room. Access the 1 of 2 outdoor patios from the sliding doors from the eating area and the lovely 2nd patio off the living room. The living room features a cozy fireplace and dining area perfect for large sized furniture. The 2 bedrooms are a split plan on opposite sides of the unit for max privacy. This is a perfect starter home or if you are downsizing. Don't miss viewing this great townhouse, book your apt today!