

<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>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,786.79
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	410.33	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	014-376-351

<b>Style of Home:</b>	1 Storey,Ground Level Unit	<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>	
<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,Mixed	<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 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 ORV AS APPROPRIATE.
<b>Amenities:</b>	Club House,Exercise Centre,Sauna/Steam Room,Workshop Detached
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<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!