

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	2	Age:	3
Lot Area:		Full Baths:	2	Zoning:	CD20
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,053.78
Rear Yard Exp:		Maint. Fee:	425.69	For Tax Year:	2023
View:	Yes			P.I.D.:	031-262-279

Style of Home:	Inside Unit,Upper Unit	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	60 - Total Units in Strata: 60
# 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),Rooftop Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	Yes

View:	Yes : Mountains
Mgmt. Company:	Homelife Central Valley
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 44, PLAN EPS6791, DISTRICT LOT 257, GROUP 2, 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 V
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'6 x 8'			
Main	Dining Room	9' x 5'			
Main	Kitchen	14' x 11'3			
Main	Primary Bedroom	14' x 10'			
Main	Bedroom	12'7 x 8'			
Main	Den	10' x 6'5			

Finished Floor (Main):	853 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	853 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	853 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The ever popular Elliot offers up this 2 bed, 2 bath condo! Like new unit has open floor plan. Kitchen has sleek white cabinetry, modern finishes, stainless appliances and granite countertops. Large island has the perfect eat-up area and offers ample extra counter space. Enjoy high quality laminate flooring throughout the main living area. Electric fireplace in a shiplap feature wall and there's massive views of Mt. Cheam. Primary bedroom is flooded with natural light and has a luxurious ensuite. 2nd bdrm is large enough to fit a queen bed and the main bathroom has a giant soaker tub! Soak in those morning sunrises on the oversized east facing patio, great for entertaining or BBQ'ing. The storage locker is on the same floor as the unit! 1 parking stall, 2 pets with no size restrictions!