

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2016
Frontage (ft):	Bathrooms:	2	Age:	8
Lot Area:	Full Baths:	2	Zoning:	CD-68
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,926.26
Rear Yard Exp:	Maint. Fee:	354.81	For Tax Year:	2023
View:	Yes		P.I.D.:	029-991-307

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 92
# 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:	Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Courtyard
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Murrayville House
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 43 SECTION 6 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN EPS3408 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Elevator,Exercise Centre,Garden,Guest Suite,Playground,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'0 x 8'8			
Main	Living Room	20'0 x 11'4			
Main	Primary Bedroom	14'6 x 10'4			
Main	Bedroom	11'0 x 8'10			

Finished Floor (Main):	860 sqft	# Of Rooms:	4	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	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	860 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	860 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Stunning 2 bed 2 bath condo in desirable Murrayville House. This bright & open home boasts 9' ceilings, crown molding, & vinyl plank flooring. Gourmet open kitchen w/ white shaker style cabinetry, stainless steel appliances, quartz counters, & breakfast bar. Large living room w/ feature fireplace w/ tile surround, view window, & access to the large covered balcony w/ views of the tranquil landscaped courtyard. Peaceful & spacious primary bedroom w/ its own 2nd private balcony, plus a walk thru closet to the 3 pc ensuite w/ glass shower. 4 pc main bath & second bedroom on opposite side of unit. Large laundry closet w/ ample storage. Secure underground parking spot & storage locker. Walk to shopping, restaurants, W.C. Blair Rec Centre, and Langley Memorial Hospital.