

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):	Bathrooms:	2	Age:	15
Lot Area:	Full Baths:	2	Zoning:	CD-55
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,608.25
Rear Yard Exp:	Maint. Fee:	411.00	For Tax Year:	2023
View:	No		P.I.D.:	028-053-397

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	78 - Total Units in Strata: 78
# of Fireplaces:	0 - Fuel:	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:	
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Hugh Mckinnon - 604-531-1909
Complex / Subdiv:	Waterfront at Bedford Landing
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 41, PLAN BCS3620, DISTRICT LOT 79, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Bike Room,Club House,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Adult Oriented,Central Location,Golf Course Nearby,Recreation Nearby,Retirement Community,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'6 x 8'10			
Main	Dining Room	11'8 x 9'			
Main	Living Room	11'8 x 10'			
Main	Primary Bedroom	10'4 x 13'			
Main	Walk-In Closet	6'1 x 5'1			
Main	Bedroom	13' x 8'10			

Finished Floor (Main):	895 sqft	# Of Rooms:	6	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):	895 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	895 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Experience Fort Langley living! WATERFRONT AT BEDFORD LANDING! Just short of 900 sq ft & including 2 bdrms, 2 bthrms this 55 + complex is perfect for downsizers who want a life style! Immaculately kept, freshly painted w/ updated carpets, & the kitchen has granite counters, & S/S appliances inc & gas stove. Dining area for entertaining w/room for hutch. Bdrms are on opposite ends w/ a well sized primary offering a walk-in closet,& large en-suite with double sinks, & heated tile floor. Guest bdrm w/ cheater ensuite/ to the main bath. Fantastic bright south facing private balcony to enjoy the summer on! Bonus storage locker on the same floor + 2 underground parking stalls near the elevator. Steps to Historic Fort Langley, river trail, numerous cafes, shops and restaurants.