

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1999
Frontage (ft):		Bathrooms:	3	Age:	25
Lot Area:		Full Baths:	2	Zoning:	RM15
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,125.92
Rear Yard Exp:		Maint. Fee:	401.36	For Tax Year:	2023
View:	No			P.I.D.:	024-534-587

Style of Home:	2 Storey,End Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 67
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Hugh & McKinnon - 604-531-1909
Complex / Subdiv:	LEGENDS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL LMS3897,LT 3,LD 36,SEC 16,TWP 8 NEW WESTMINSTER DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Exercise Centre,Guest Suite,Playground
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'8	Above	Walk-In Closet	4'5 x 5'3
Main	Dining Room	9'7 x 8'11	Above	Bedroom	9'9 x 9'10
Main	Kitchen	10'11 x 9'4	Above	Bedroom	10'7 x 11'2
Main	Family Room	11'6 x 13'6			
Main	Laundry	5'10 x 7'3			
Main	Foyer	4'5 x 3'6			
Above	Primary Bedroom	14'2 x 12'11			

Finished Floor (Main):	715 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	5	Yes
Finished Floor (Total):	1,531 sqft	Basement:	None			
Unfinished Floor:	237 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,768 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rarely available duplex style townhome. Pride of ownership shows here. Clean & well maintained functional layout that feels like living in a house. Beautiful SW corner with an abundance of natural lighting. Spacious interior with 9' ceilings. Open concept living & dining room. Updated kitchen with quartz counter tops with plenty of cabinet space. Large family room off kitchen with gas fireplace. Large primary bedroom with a 5 piece ensuite and walk-in closet plus 2 more good size bedrooms that makes it perfect for a growing family. 2 patios off dining & family room with a mature landscaped back yard for privacy. A short walk to Hillcrest Elementary School & Park. Close to Clayton Crossing Shopping. Bus stops and easy access to Highways.