

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area:		Full Baths:	2	Zoning:	R5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,331.08
Rear Yard Exp:		Maint. Fee:	341.03	For Tax Year:	2023
View:	Yes			P.I.D.:	014-575-167

Style of Home:	Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Self Managed
Complex / Subdiv:	Night Lodge
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 28, PLAN NWS3037, DISTRICT LOT 38, 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 1
Amenities:	Elevator,Guest Suite,In Suite Laundry,Storage,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 15'			
Main	Dining Room	13' x 9'			
Main	Living Room	14' x 12'			
Main	Primary Bedroom	15' x 12'			
Main	Bedroom	10' x 10'			
Main	Laundry	8' x 8'			

Finished Floor (Main):	1,168 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,168 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,168 sqft	# Of Pets:	1 - Cats: Yes, Dogs: No			

This beautifully updated 2 bedroom, 2 bathroom TOP FLOOR unit is dressed to impress. With loads of renovations including the kitchen cabinets, backsplash, countertops, stainless steel appliances, gorgeous bathroom renos, consistent upgraded flooring throughout, updated mouldings, doors, and more! The kitchen is very bright with a giant skylight and eat-in area, the spacious living room sports a gas fireplace, and there's a proper laundry room with full size machines. Enjoy sunrises on the east facing patio with mountain views. This building is stacked with tons of amenities; pool table room, workshop, common room and even a guest suite that's very cheap to rent! Great freeway access, close to all major shopping, this 55+ building is a wonderful place to live. 1 cat allowed, no dogs.