

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	31
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	STRATA
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,425.79
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	487.52	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	018-361-170

<b>Style of Home:</b>	Ground Level Unit,Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	224
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Hugh & McKinnon

**Complex / Subdiv:** CHELSEA GREEN

**Services Connected:** Electricity,Natural Gas,Water

**Legal:** STRATA LOT 134, PLAN LMS509, DISTRICT LOT 124, 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:** Club House,Guest Suite,Pool; Outdoor,Swirlpool/Hot Tub,Workshop Attached

**Site Influences:**

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Age Restrictions,Pets Allowed w/Rest.,Smoking Restrictions

**Listing Broker(s):** Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	8'8 x 9'8	Main	Foyer	5'0 x 3'2
Main	Dining Room	10'4 x 10'0	Main	Patio	12'0 x 12'0
Main	Kitchen	10'3 x 10'9			
Main	Living Room	19'2 x 17'7			
Main	Bedroom	9'0 x 16'1			
Main	Primary Bedroom	12'5 x 15'8			
Main	Utility	10'0 x 5'7			

<b>Finished Floor (Main):</b>	1,540 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,540 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,540 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Discover the blend of comfort and convenience in this impeccably updated 2-bedroom, 2-bathroom townhouse in Langley. Situated in a vibrant community, this home offers access to exclusive amenities including a pool, hot tub, and clubhouse. Enjoy the ease of modern living with all updated fixtures and finishes. Step outside to embrace your private outdoor space, perfect for relaxation or entertaining. The location is unbeatable—close to Fort Langley and Derby Reach. A prime opportunity for those seeking a contemporary home in a sought-after locale. \*New BOILER, HOT WATER TANK, APPLIANCES, WINDOW SCREENS\* MOVE IN READY!! OPEN HOUSE SATURDAY JUNE 22 11AM - 1PM