

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	2
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MULTI
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,302.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	258.51	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	031-864-953

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	56
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s),Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	DAVIN MANAGEMENT
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 16, PLAN EPS8845, SECTION 26, TOWNSHIP 8, 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 V
<b>Amenities:</b>	Air Cond./Central,Garden,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Dishwasher,Disposal - Waste,Drapes/Window Coverings,Smoke Alarm,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 12'7	Below	Foyer	7'1 x 3'9
Main	Kitchen	12'5 x 12'6	Below	Patio	16'9 x 9'6
Main	Dining Room	11'9 x 11'1	Abv Main 2	Patio	20'10 x 24'8
Above	Primary Bedroom	10'0 x 12'7			
Above	Bedroom	12'8 x 9'10			
Above	Bedroom	7'9 x 10'10			
Above	Laundry	6'6 x 5'3			

<b>Finished Floor (Main):</b>	710 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	727 sqft	<b># Of Kitchens:</b>	1	Above	3	Yes
<b>Finished Floor (Below):</b>	166 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Main	2	No
<b>Finished Floor (Total):</b>	1,704 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,704 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Latimer Heights, one of the newest townhomes in Willoughby by Vesta Development. These contemporary 3-bedroom, 2.5-bath units offer nearly 1,700 sq ft of living space, featuring a stunning rooftop patio and a modern kitchen with quartz countertops. Enjoy the serene rooftop atmosphere and one of the largest floor plans available, all while being close to a diverse array of amenities and attractions. This is a rare opportunity to experience modern elegance in one of Langley's most sought-after neighborhoods.