

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	19
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD 28
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,779.63
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	461.65	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	026-486-741

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	40
<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>	Baseboard,Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,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

<b>View:</b>	Yes : Mountain view from top floor
<b>Mgmt. Company:</b>	Colyvan Pacific - 604-683-8399
<b>Complex / Subdiv:</b>	MONTEERRA
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 39, PLAN BCS1588, SECTION 31, TOWNSHIP 11, 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 V
<b>Amenities:</b>	In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 11'0	Below	Recreation Room	11'8 x 10'0
Main	Dining Room	11'0 x 9'0			
Main	Kitchen	11' x 10'			
Above	Primary Bedroom	12'6 x 12'4			
Above	Bedroom	10'0 x 9'0			
Above	Bedroom	11'8 x 10'0			

<b>Finished Floor (Main):</b>	680 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	685 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	265 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,630 sqft	<b>Basement:</b>	Fully Finished,Part			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,630 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Monterra! 2 Storey w/ bsmt ,1630 sq ft, 3 bdrms, 3 bthrms plus flex space in Walnut Grove. Fantastic location~ quick ride to all that Fort Langley has to offer & around the corner from all that Walnut Grove has! Main floor has wide open plan ~ kitchen w/ S/S appliances including gas, breakfast bar, large island/ prep space w/ seating for 3. Convenient 2 pc powder rm! Step out to the large balcony for summer barbecuing. Up boasts 3 well sized bdrms, with primary including his/her closets ,4 pc ensuite & mountain views from upper floor! There is another 4 pc main bth & laundry. Down offers a rec rm/ flex space & leads to the large fenced yard with extended deck ~ perfect for kids/pets! Newer hot water tank & 2 parking ~ 1 in garage & 1 on driveway. Great home, great complex!