

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,540.01
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	298.01	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-639-352

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : North Shore Mountains
<b>Mgmt. Company:</b>	Ascent Property Management
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 3 DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3023 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>	Bike Room,Club House,Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'1 x 3'11	Main	Patio	10'7 x 5'2
Main	Kitchen	7'5 x 9'3			
Main	Dining Room	8'11 x 6'9			
Main	Living Room	11'2 x 13'7			
Main	Primary Bedroom	10'5 x 9'			
Main	Bedroom	8'2 x 7'2			
Main	Patio	8'5 x 5'2			

<b>Finished Floor (Main):</b>	656 sqft	<b># Of Rooms:</b>	8	<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			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	656 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	656 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Welcome to Varsity. This ground floor 2 bedroom home is move in ready & has a light, bright & airy OPEN plan layout with bedrooms at opposite sides for privacy. Cheater ensuite bathroom in the master and in suite laundry. Enjoy your morning coffee or entertaining friends and family on your 2 PATIOS with views of the north shore mountains!! The open concept kitchen boasts stainless steel appliances, including a GAS range, an abundance of cabinets & granite counter space. Gas and hot water included in the strata fee. This exceptionally well kept building is pet friendly and centrally located in Downtown Langley, close to shopping, dining, schools, parks & recreation and will be walkable to the future SkyTrain station. A great home for downsizers, first time home buyers or investors!