

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	1	Age:	26
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,042.29
Rear Yard Exp:		Maint. Fee:	442.69	For Tax Year:	2023
View:	No			P.I.D.:	023-957-506

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	74 - Total Units in Strata: 74
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	STRATACO - 604-294-4141
Complex / Subdiv:	CITY GRANDE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 45 DISTRICT LOT 305 GROUP 2 NWD STRATA PLAN LMS2725TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 13'11	Main	Foyer	5'1 x 5'6
Main	Dining Room	8'6 x 7'10	Main	Patio	12'6 x 8'6
Main	Kitchen	10'5 x 7'8			
Main	Primary Bedroom	12'4 x 11'11			
Main	Walk-In Closet	7'1 x 5'0			
Main	Den	8'10 x 6'6			
Main	Laundry	4'8 x 5'			

Finished Floor (Main):	786 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	786 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	786 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

CITY GRANDE – SPACIOUS & PRIVATE 785 SQ Ft 1 BEDROOM & DEN GROUND LEVEL condo located in Langley City. NEW ROOF 2023! CORNER unit with 9 ft ceilings, kitchen looks out to spacious living/dining room with cozy corner gas fireplace (gas included in strata fee). Quality vinyl plank flooring, 2 yr dishwasher, all new window/patio screens. Spacious primary bedroom & ample walk-in closet space. Large private 11'9 x 8'5 patio. In suite laundry with additional storage, Gym, Clubhouse, 1 storage locker, 1 parking space + tons of street parking. STEPS to FUTURE SKYTRAIN, transit, walking trails, Linwood Park, and all shopping/amenities! 2 dogs/cats up to 18 kg at maturity. View the cinematic video & floorplans & book to view!