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| 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 |

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| 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 |

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| 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' | | | |

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|-------------------------|----------|----------------------------|--------------------------|----------------|-------------|----------|
| 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 (Bsmt): | 0 sqft | Crawl/Bsmt 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!