

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	RM2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,295.67
Rear Yard Exp:	Northwest	Maint. Fee:	423.83	For Tax Year:	2023
View:	No			P.I.D.:	018-278-221

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 47
# 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:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt, Torch-On	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum, Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	NAI Goddard & Smith - 604-534-7974
Complex / Subdiv:	IVY LEA
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 10, PLAN LMS889, DISTRICT LOT 37, GROUP 2, 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 1
Amenities:	Club House, Elevator, In Suite Laundry
Site Influences:	Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 12'9			
Main	Dining Room	10'1 x 15'8			
Main	Kitchen	10'7 x 13'			
Main	Foyer	5'4 x 5'6			
Main	Laundry	6'0 x 6'8			
Main	Bedroom	9'6 x 10'10			
Main	Primary Bedroom	11'4 x 12'9			

Finished Floor (Main):	1,088 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,088 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,088 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Beautiful, Updated 2 Bed & 2 Bath Condo in The Popular Ivy Lea Building. Located in a Nice Area of Langley Called "The Meadows". This Unit is Located on The Back of The Building & Is Above Ground Level. Nicely Updated Flooring with Vinyl Plank in The Main, Carpet in The Bedrooms, Lino in The Bathrooms & Laundry Room. Kitchen Has Updated: SS Appliances, Extra Cabinets, Counters, Sink, Faucet & Tile Backsplash. Also, Updated: Light Fixtures, Toilets, Plumbing Fixtures, Door Handles, 2" Blinds & Designer Paint. Excellent Floor Plan with Split Bedrooms on either side of The Living Room. Features 9' Ceilings, Crown Moulding, 2 Sided Gas Fireplace and Large Private Covered Balcony. Close to Shopping, Schools, Restaurants & Will be Walking Distance to Future Sky Train Station. This is The One!