

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2022
Frontage (ft):		Bathrooms:	3	Age:	2
Lot Area:		Full Baths:	2	Zoning:	CD-77
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,644.80
Rear Yard Exp:		Maint. Fee:	231.03	For Tax Year:	2023
View:	No			P.I.D.:	031-691-501

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Carpet,Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	ECM Management - 604-855-9895
Complex / Subdiv:	SKYLARK
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 3 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS8205 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'11 x 12'4	Above	Bedroom	9'6 x 12'0
Main	Dining Room	13'2 x 7'2	Above	Bedroom	9'4 x 12'0
Main	Living Room	15'7 x 10'0	Below	Bedroom	8'8 x 11'7
Main	Pantry	5'8 x 6'5	Below	Foyer	3'1 x 4'5
Above	Primary Bedroom	11'5 x 13'4			
Above	Walk-In Closet	6'11 x 7'0			

Finished Floor (Main):	668 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	714 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	236 sqft	# Of Levels:	3	Abv Main 2	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,618 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,618 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Fantastic layout in this stunning end unit! The wide open concept floorplan makes this 1618 sq ft 4 bdrm, 3 bthrm with 10 ft ceilings feel like a detached home! Main floor has a stunning white kitchen w/ gas stove, huge island, pantry & eating area. Head up to the 3 well sized bdrms w/ primary suite boasting a walk in closet, 4 pc ensuite & vaulted ceiling. Down includes another bdrm that could be used as a den~ perfect if working from home. Hot water on demand, & A/C to keep you cool in the hot summer! Step out to the deck, w/ gas hook up to barbeque (1 of 2 outdoor spaces!) Fenced yard~ great for pets/kids & parking for 2 in the double side x side garage. Can't beat this location ~ quick freeway access for commuters, Langley events centre, shopping, restaurants & great schools all near!