

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 2023
Frontage (ft):	Bathrooms: 2	Age: 1
Lot Area:	Full Baths: 2	Zoning: CD
Flood Plain:	Half Baths: 0	Gross Taxes: \$0.00
Rear Yard Exp:	Maint. Fee: 477.77	For Tax Year: 2023
View:		P.I.D.: 031-949-941

Style of Home: Inside Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Brick,Fibre Cement Board,Mixed	Parking Access:
Foundation:	Parking: Garage; Underground,Visitor Parking
Rain Screen:	Locker:
Renovations:	Units in Dev:
# of Fireplaces:	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	Fixtures Leased:
Floor Finish:	Fixtures Rmvd:

View:

Mgmt. Company:

Complex / Subdiv: Latimer Village

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 195, PLAN EPS8852, SECTION 26, TOWNSHIP 8, 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 V

Amenities: Elevator,Garden,In Suite Laundry,Playground,Storage

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features:

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'11 x 8'6			
Main	Dining Room	10'10 x 6'10			
Main	Living Room	21'8 x 9'11			
Main	Bedroom	9'4 x 11'6			
Main	Primary Bedroom	10'2 x 16'6			
Bsmt	Storage	9'1 x 13'2			

Finished Floor (Main): 1,078 sqft	# Of Rooms: 6	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	3	Yes
Finished Floor (Bsmt): 0 sqft	Suite:			
Finished Floor (Total): 1,078 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 1,078 sqft	Beds In Bsmt: 0 / 2			
	# Of Pets:			

Welcome to Latimer Village, part of a 74 acre master-plan community built in 2023! This stunning TOP floor unit is centrally located in the heart of Langley near many amenities including shopping, recreation, transit and Highway 1. It features an open and spacious floor plan. The gourmet chef's kitchen features a large kitchen island with counter seating, quartz countertops accented by warm honeycomb backsplash, flat panel cabinetry, and Samsung s/s appliance package with a gas range. Boasting 2 large and bright bedrooms, 2 spa-inspired bathrooms and plenty of storage space. Enjoy the tranquility from your courtyard facing balcony. Includes 1 parking and 1 extra large locker. Book your appointment today, this is one you don't want to miss!