

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2017
Frontage (ft):	Bathrooms:	2	Age:	7
Lot Area:	Full Baths:	2	Zoning:	RM3
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,003.92
Rear Yard Exp:	Maint. Fee:	385.08	For Tax Year:	2024
View:			P.I.D.:	030-289-467

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
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:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company: FIRST RESIDENTIAL

Complex / Subdiv:

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

Legal: STRATA LOT 42, PLAN EPS4547, DISTRICT LOT 305, 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 V

Amenities: Exercise Centre,Storage

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 7'4			
Main	Dining Room	11'1 x 7'2			
Main	Kitchen	8'1 x 9'2			
Main	Primary Bedroom	10'7 x 14'11			
Main	Bedroom	8'11 x 11'1			
Main	Laundry	5'2 x 7'7			
Main	Foyer	4'1 x 4'7			

Finished Floor (Main):	766 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	766 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	766 sqft	# Of Pets:				

This stunning 2-bedroom, 2-bathroom condo offers the perfect blend of modern living and convenience. Centrally located next to the heart of Langley City, this residence is ideal for those seeking a vibrant lifestyle with easy access to all amenities. Both bedrooms provide ample space for relaxation and privacy along with two sleek and contemporary bathrooms designed with your comfort in mind. Primary bedroom has built-in AC. Enjoy your morning coffee or an evening sunset on your own private west-facing balcony. For you convenience this unit includes two parking stalls and a storage locker, ensuring you have plenty of space for your belongings. Bus stop located across the street & Nicomekl Elementary is just a quick 3 minutes walk! New skytrains station (2028) will be just down the street!