

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	1	Age:	27
Lot Area:		Full Baths:	1	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,373.57
Rear Yard Exp:		Maint. Fee:	424.36	For Tax Year:	2023
View:	Yes			P.I.D.:	023-413-450

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Gardens and Yard
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 2, PLAN LMS2382, DISTRICT LOT 411, GROUP 1, 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:	In Suite Laundry,Workshop Attached
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'2 x 11'6			
Main	Living Room	11'6 x 13'9			
Main	Dining Room	6'3 x 8'8			
Main	Den	8'4 x 11'6			
Main	Primary Bedroom	11'11 x 10'2			
Main	Walk-In Closet	7'7 x 3'11			
Main	Laundry	7'7 x 4'6			

Finished Floor (Main):	812 sqft	# Of Rooms:	7	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	Suite:	None			
Finished Floor (Total):	812 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	812 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Bright ground floor unit in the popular Kathleen Court! This 1 bedroom, 1 bathroom and large DEN unit is clean and ready to go! You'll love the spacious bedroom with large bright windows and huge walk-in closet. The kitchen has lots of counter space and cupboards with eat-in area and open style layout to the living room. Large windows adorn the ample sized north facing patio bringing in lots of lights to this great home. Gas fireplace, proper laundry room, 1 parking stall with easy use of a second, amenities room with beautiful river views and 2 cats or dogs allowed!