

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	RM
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,354.75
Rear Yard Exp:	South	Maint. Fee:	508.79	For Tax Year:	2024
View:				P.I.D.:	018-392-423

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	23 - Total Units in Strata: 23
# 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:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: DAI Goddards & Smith - 604-534-7974

Complex / Subdiv: Montgomery Gate

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

Legal: STRATA LOT 16 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1004 TOGETHER WITH AN

Amenities: Club House,Elevator,In Suite Laundry,Storage

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Intercom

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'7 x 14'5	Main	Patio	16'5 x 6'2
Main	Bedroom	11' x 11'2			
Main	Kitchen	11'11 x 7'9			
Main	Laundry	7'10 x 10'			
Main	Living Room	15'2 x 14'7			
Main	Dining Room	11'8 x 7'6			
Main	Foyer	4'8 x 6'			

Finished Floor (Main):	1,105 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,105 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,105 sqft	# Of Pets:				

Location, location, location! Montgomery Gate, in heart of Langley City. A tastefully updated unit that is in Southwest corner 2 bed 2 bath condo unit. This awesome condo is spacious with just over 1100 sq. ft that features an open concept kit/liv room. Great modern colors, updated kitchen with white cabinets opens up to an oversized living room complete with a gas fireplace that's included in the maintenance fee! Stylishly painted interior and modern flooring throughout the main area. You'll love the generous sized Indry room with side by side washer/dryer and upper cabinets. Well maintained building and close to all amenities including shopping & parks. The new Langley Skytrain is a short walk away. Don't miss out, won't last. Open house Sat August 10th 1-3pm.