

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 2020
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 4
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> C1
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$3,149.11
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 639.16	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 031-248-187

<b>Style of Home:</b> Corner Unit,Upper Unit	<b>Parking:</b> Total: 2 - Covered: 2
<b>Construction:</b> Frame - Wood,Other	<b>Covered Parking:</b> 2
<b>Exterior:</b> Aluminum,Mixed,Other	<b>Parking Access:</b> Side
<b>Foundation:</b>	<b>Parking:</b> Garage; Underground,Visitor Parking
<b>Rain Screen:</b> Full	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b> 69 - Total Units in Strata: 69
<b># of Fireplaces:</b> 0 - Fuel:	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Electric,Forced Air,Heat Pump	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Sundeck(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Other	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Wall/Wall/Mixed	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:** Dwell Property Management - 604-821-2999

**Complex / Subdiv:** Legacy on Park Avenue

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

**Legal:** STRATA LOT 47 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6945 AND AN UNDIVIDED 420/90000 SHARE IN LOT 1 PLAN 87218 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN

**Amenities:** Air Cond./Central,Bike Room,Exercise Centre,Recreation Center,Storage,Wheelchair Access,Concierge

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener

**Bylaw Restrict:** Pets Allowed w/Rest.,Smoking Restrictions

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 14'4	Main	Laundry	12'4 x 5'9
Main	Dining Room	16'8 x 10'8			
Main	Kitchen	12'7 x 12'7			
Main	Primary Bedroom	14'5 x 9'8			
Main	Walk-In Closet	9'11 x 5'1			
Main	Bedroom	12'5 x 11'9			
Main	Foyer	6' x 5'10			

<b>Finished Floor (Main):</b> 1,379 sqft	<b># Of Rooms:</b> 8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 1	Main	4	Yes
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	4	No
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 1,379 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 1,379 sqft	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

VENDOR FINANCING AVAILABLE, ONLY 10% DOWNPAYMENT REQUIRED. Langley's most luxurious building! Fabulous open plan "corner unit" w/9' ceilings, floor to ceiling German engineered UV rated windows providing an abundance of natural light. Former show home w/expensive millwork. Gorgeous ¾" hardwood floors throughout w/cork underlay for sound control. Gourmet kitchen w/high end appliances, ceasarstone countertop w/sit up island and a window. The primary has huge walk-in closet w/organizers & a beautiful ensuite w/walk-in frameless shower & heated floors. Floor drains in all bathrooms & laundry room for insurance saving. Ducted air conditioning, "CLT" construction. Two sundecks - 1 w/double gas outlet, views of Douglas park & beyond. 2 parking, EV charging & 1st class amenities!