

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	2	Age:	35
Lot Area:		Full Baths:	2	Zoning:	RM
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,991.03
Rear Yard Exp:		Maint. Fee:	482.94	For Tax Year:	2023
View:	No			P.I.D.:	014-138-042

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Parkway Two
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 37 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICT STRATAPLAN NW3001 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Exercise Centre, In Suite Laundry, Recreation Center, Storage
Site Influences:	Adult Oriented, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Intercom
Bylaw Restrict:	Age Restrictions, Pets Not Allowed, Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'2 x 4'2	Main	Walk-In Closet	5'7 x 5'1
Main	Den	5'6 x 5'5			
Main	Kitchen	9'8 x 11'9			
Main	Dining Room	9'1 x 12'2			
Main	Living Room	12'9 x 18'3			
Main	Primary Bedroom	11' x 16'4			
Main	Bedroom	9'6 x 12'8			

Finished Floor (Main):	1,166 sqft	# Of Rooms:	8	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	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,166 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,166 sqft	Beds In Bsmnt:	0 / 2			
		# Of Pets:	Cats: No, Dogs: No			

Welcome to parkway 2! This spacious 2 bedroom 2 bathroom TOP floor unit is move in ready with brand new stainless steel appliances, fresh paint, new carpet and flooring new mouldings & updated lighting. The practical floorplan features a natural gas fireplace & mountain views from your north facing patio! This 55+ building (spouse can be under 55) benefits from A NEW ROOF huge rec room, gym, billiards room, workshop, library & guest suite. The well-run strata hosts many activities for their owners & strata fees includes gas, electricity, hot water & heat. Comes with 1 covered parking & storage locker right across the hall from the unit! Short walk to parks, shopping and Langley seniors centre! Quick Possession Possible!