

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	1	Age:	16
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,663.96
Rear Yard Exp:	South	Maint. Fee:	364.92	For Tax Year:	2024
View:				P.I.D.:	027-725-006

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	69 - Total Units in Strata: 69
# 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:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: REMI Realty Inc. - 604-530-9944

Complex / Subdiv: MADISON VILLAS

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 52, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, STRATA PLAN BCS3201 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central,Elevator,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Private Setting,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions

Listing Broker(s): RE/MAX Dream Home Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 10'1	Main	Foyer	4'4 x 7'5
Main	Dining Room	9'0 x 8'0	Main	Other	8'0 x 7'0
Main	Kitchen	7'10 x 8'6			
Main	Primary Bedroom	10'1 x 12'10			
Main	Walk-In Closet	4'4 x 7'8			
Main	Den	7'11 x 7'10			
Main	Laundry	4'0 x 7'8			

Finished Floor (Main):	698 sqft	# Of Rooms:	9	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	Crawl/Bsmt Height:				
Finished Floor (Total):	698 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	698 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Madison Villa! Enjoy this lovingly maintained 698 SF unit with Open-concept, 1 Bedroom plus Den with Closet (Can be used as 2nd Bedroom/Office). This very clean unit is located on the top floor where Exercise room is just down the Hall. Centrally located & close to Willowbrook Shopping Centre & many other shopping areas/strip malls, Coffee shops, Restaurants, Brydon Park, Schools, (Global Montessori School is located just up the Street from this family friendly complex), Kwantlen College, Close walking distance to public transit & Future Skytrain location. Easy access to Langley Bypass/Highway #10. BONUS - 2 Side-by-Side Parking Stalls & full Storage Locker on 3rd Floor! OPEN HOUSE - Sunday, August 18th - 1pm to 3pm.