

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1990
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 34
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> MF
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$2,409.84
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 378.34	<b>For Tax Year:</b> 2024
<b>View:</b> No		<b>P.I.D.:</b> 016-621-379

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

<b>View:</b> No	
<b>Mgmt. Company:</b> NAI Goddard & Smith - 604-534-7974	
<b>Complex / Subdiv:</b> PARK PLACE	
<b>Services Connected:</b> Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
<b>Legal:</b> STRATA LOT 14 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW3358 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
<b>Amenities:</b> Air Cond./Central, Elevator, In Suite Laundry, Storage	
<b>Site Influences:</b> Central Location, Recreation Nearby, Shopping Nearby	
<b>Features:</b> ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm	
<b>Bylaw Restrict:</b> Pets Allowed w/Rest., Rentals Allowed	
<b>Listing Broker(s):</b> Sutton Premier Realty	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 13'7			
Main	Dining Room	10'8 x 10'11			
Main	Kitchen	10'11 x 10'10			
Main	Primary Bedroom	11'11 x 14'1			
Main	Bedroom	10'8 x 10'11			
Main	Laundry	5'9 x 9'1			
Main	Foyer	4'10 x 4'1			

<b>Finished Floor (Main):</b> 1,170 sqft	<b># Of Rooms:</b> 7	<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	No
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	3	Yes
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 1,170 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b> 100			
<b>Grand Total:</b> 1,170 sqft	<b># Of Pets:</b> Cats: Yes, Dogs: Yes			

Park Place in the Heart of Langley City. Spacious fully renovated open concept home boasts beautiful bright white kitchen with high end solid wood soft close cabinetry, quartz counters, moveable island & stainless steel appliances. Bathrooms have top mount sinks, quartz counters & frameless shower doors. Great room sized living room with gas fireplace is perfect for family gatherings & entertaining or relax & enjoy the late day sun on your West facing patio. Bedrooms at opposite ends for privacy. Large primary bedroom with en suite has patio access. Secure parking stall, storage locker & plenty of guest parking. Conveniently located close to Linwood park, shopping, schools, restaurants, transit & walking distance to future Skytrain. What a great place to call Home!