

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	3
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	C5
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,395.96
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	369.56	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	031-476-252

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete Block	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Stucco,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	91 - Total Units in Strata: 91
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	Community	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Tar & Gravel,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Rancho Management - 604-684-4508

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas

**Legal:** STRATA LOT 20, PLAN EPS7877, SECTION 23, TOWNSHIP 8,NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM VTOGETHER WITH AN INTEREST IN THE COMMON PROPERT

**Amenities:** Bike Room,Club House,Day Care Centre,Guest Suite,Playground,Storage

**Site Influences:** Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

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

**Listing Broker(s):** eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 10'7			
Main	Dining Room	10'7 x 5'7			
Main	Kitchen	11'9 x 11'1			
Main	Primary Bedroom	12'11 x 9'5			
Main	Bedroom	12'2 x 8'9			

<b>Finished Floor (Main):</b>	827 sqft	<b># Of Rooms:</b>	5	<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	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	827 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	827 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Discover the epitome of elegance and sophistication in this stunning unit located in the highly sought-after Willoughby area of Langley. This remarkable residence presents an exceptional opportunity to indulge in a refined living experience with 2 bedrooms + 2 bathrooms, and an AMAZING BALCONY around the unit! Great amenities in building with Rooftop patio, outdoor bbq station , Guest Suitem Lounge ! All of this within walking distance to shops, banks, restaurant, schools & parks & perfect for the commuters with quick access to Hwy 1, Carvolth park & ride /transit! Comes with 2 parking and 1 Storage. Parking numbers: 65 & 66. Storage number: # 68. Available immediately