

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2022
Frontage (ft):	Bathrooms:	3	Age:	2
Lot Area:	Full Baths:	2	Zoning:	CD-131
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,962.81
Rear Yard Exp:	Maint. Fee:	226.00	For Tax Year:	2023
View:	No		P.I.D.:	031-604-234

Style of Home:	3 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Foundry
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 34 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLANEPS7840TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Garden,Playground
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	5'9 x 3'8			
Below	Den	7' x 5'4			
Main	Kitchen	14'6 x 8'7			
Main	Dining Room	8' x 12'6			
Main	Living Room	12'5 x 12'5			
Above	Primary Bedroom	12'5 x 11'10			
Above	Bedroom	12'5 x 10'			

Finished Floor (Main):	564 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	564 sqft	# Of Kitchens:	1	Below	2	No
Finished Floor (Below):	151 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,279 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,279 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the award-winning Foundry complex in Langley West! This stunning 2-bedroom, 2.5-bath townhome boasts a bright, open-concept kitchen with Fisher Paykel stainless steel appliances, an upgraded gas range, elegant cabinets, and sleek quartz countertops. Revel in the upgraded laminate flooring & A/C for ultimate summer comfort. The home includes a single garage plus covered parking, an office nook, and outdoor gas hookup for BBQs. 2 pets allowed. All in a prime location close to shopping, Carvolth Station, Langley Events Centre, dining, schools, and Hwy 1.