

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area:		Full Baths:	2	Zoning:	MULTI
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,540.00
Rear Yard Exp:		Maint. Fee:	445.00	For Tax Year:	2024
View:	No			P.I.D.:	016-310-519

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	48 - Total Units in Strata: 48
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Goddard and Smith
Complex / Subdiv:	Cassola Court
Services Connected:	Electricity
Legal:	PL NWS 3304 LT 11 DL 36 LD 36
Amenities:	Club House,Exercise Centre
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13' x 10'4	Main	Walk-In Closet	6' x 4'9
Main	Living Room	18' x 14'4			
Main	Eating Area	12' x 7'6			
Main	Dining Room	14'4 x 8'			
Main	Primary Bedroom	13'4 x 12'			
Main	Bedroom	11' x 9'9			
Main	Utility	5' x 4'9			

Finished Floor (Main):	1,274 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,274 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,274 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Updated Huge 1274 sqft. condo in Langley City. This 2 bedroom, 2 bath unit has 9' ceilings, crown mouldings, newer counter tops, granite sink, walnut hardwood floors, updated kitchen cabinets, upgraded lighting and newer paint throughout . Ensuite laundry, 2 Large patios & Huge Eat-In Kitchen. Perfect space to rent a room out with bedrooms on opposite sides of unit & two private living areas. All polyb has been replaced! Wonderful central garden, complex amenities pamper you with a steam sauna, workout area, woodworking shop & rec room for large events. Steps away from shopping, parks, nature trails & the historic Langley drive. Includes 1 parking spot with extras available to rent for only \$25/mth. This unit is beautiful, make your appointment today! Open house September 8th, from 2-4pm!