

Depth/Size (ft):	Bedrooms: 4	Approx. Year Built: 2008
Frontage (ft):	Bathrooms: 4	Age: 16
Lot Area:	Full Baths: 3	Zoning: RM-3A
Flood Plain:	Half Baths: 1	Gross Taxes: \$3,710.74
Rear Yard Exp:	Maint. Fee: 458.86	For Tax Year: 2024
View:		P.I.D.: 027-849-325

Style of Home: 3 Storey,End Unit	Parking: Total: 2 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Mixed	Parking Access:
Foundation:	Parking: Garage; Single,Open
Rain Screen:	Locker: No
Renovations:	Units in Dev: 18 - Total Units in Strata: 18
# of Fireplaces: 1 - Fuel: Electric	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Balcony(s),Fenced Yard,Patio(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate,Mixed,Vinyl/Linoleum,Carpet	Fixtures Rmvd: No

View:

Mgmt. Company: Pacific Quorum Properties Inc. - 604-854-1734

Complex / Subdiv: EMMY LANE

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 18 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2602 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Playground

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

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

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Bedroom	13'10 x 11'2	Main	Dining Room	11'19 x 7'6	Above	Bedroom	8'10 x 8'8
Main	Living Room	10'6 x 13'10	Main	Kitchen	10'6 x 12'10			
			Main	Eating Area	7' x 7'10			
			Above	Primary Bedroom	10'6 x 13'4			
			Above	Bedroom	8'2 x 10'6			

Finished Floor (Main): 614 sqft	# Of Rooms: 8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 637 sqft	# Of Kitchens: 1	Below	3	Yes
Finished Floor (Below): 307 sqft	# Of Levels: 3	Main	2	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:	Above	3	Yes
Finished Floor (Total): 1,558 sqft	Basement: None	Above	4	No
Unfinished Floor: 0 sqft	# or % of Rentals Allowed: 100			
Grand Total: 1,558 sqft	# Of Pets: 1 - Cats: Yes, Dogs: Yes			

Save yourself \$100,000+ on the purchase price of your new home by living only 20 minutes East of Langley City, in Aldergrove. This Bright & Spacious End-Unit townhome offers a total of 4 Bedrooms + 4 Bathrooms, which includes a self-contained Bedroom + Full Bathroom on the Ground-Floor, complete with a Separate Entrance to/from the Private Fenced Yard. Whether you run a home-based business, host international students, or need rental income, this home could work for you. Located in the heart of Aldergrove, everything is within walking distance. With Schools, Parks, Transit, and Shops just around the corner, there is no need to commute. Hurry! Don't wait! This home is priced to sell and won't last long.