

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	1	Age:	0
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	326.04	For Tax Year:	2024
View:	Yes			P.I.D.:	300-010-493

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Fibre Cement Board,Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	98 - Total Units in Strata: 98
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : Golden Ears Peeks
Mgmt. Company:	Rancho
Complex / Subdiv:	ICON
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	LEGAL: SL 42 DISTRICT LOT 309 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPP117175
Amenities:	In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Rentals Allowed
Listing Broker(s):	HouseSigma Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9'4 x 10'0	Main	Patio	10'10 x 5'0
Main	Living Room	10'7 x 10'5			
Main	Dining Room	10'7 x 8'1			
Main	Kitchen	8'2 x 9'4			
Main	Laundry	5'5 x 6'1			
Main	Foyer	4'3 x 5'6			
Main	Other	4'11 x 8'7			

Finished Floor (Main):	616 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	6			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	616 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	616 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

EASY TO SHOW! ANYTIME! Spanikin' New! Icon Hot off the Press! with a view to the Golden Ears Peeks. Short walking distance to the future Langley/Surrey Skytrain transforming the charming City of Langley to a new level of convenience 2028/29. for the working professionals and first time homeowners. Built with sustainable building materials and bold earthy tones. the convenience of commercial space below, with 5 levels of residences and amenities in between, A short distance away from nature trails, parks, schools, shopping, dining and talks of a future Starbucks below. Amenities fitness gym, yoga room, 2 roof top deck patio sprawling views and your personal EV charger at your end unit spacious parking space #117 a \$10,000 value w/ unit #402 comes BONUS (2)- storage lockers