

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	STRATA
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,000.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	363.68	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	032-301-359

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

<b>View:</b>	Yes : West view over city/mountains
<b>Mgmt. Company:</b>	Remi RE Mgmt - 604-530-9944
<b>Complex / Subdiv:</b>	Flora
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 57 SECTION 23 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS10649 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Playground,Recreation Center
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 9'6			
Main	Dining Room	7'3 x 9'6			
Main	Kitchen	15'8 x 7'8			
Main	Primary Bedroom	9'8 x 11'4			
Main	Bedroom	9'0 x 10'2			

<b>Finished Floor (Main):</b>	785 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	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	785 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	785 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Langley's newest building. Never lived in, 2 bedroom, 2 full bath home offers a spacious, bright floor plan with 785 sf, large covered deck and a western view that is to die for! The end unit is located on quiet side on building, top floor, with no neighbors above or side! Enjoy a modern look with island kitchen, quartz counters, Samsung Energy Star stainless appliance package, washer/dryer, wide plank flooring, roller blinds & much more! Building amenities incl. a private gym, gaming/bike/party rooms & playground. You are only minutes to all levels of schools, transit, Willowbrook Mall and everything else you need from this prime central location! Flexible dates are ok, be one of the first to live in "Flora"! Call your Realtor to arrange your private viewing today.