

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RMF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,400.73
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	392.39	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	029-790-107

<b>Style of Home:</b>	Ground Level Unit,Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Brick,Concrete,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Fibre Cement Board,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 139
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	AWM Alliance - 604-685-3227
<b>Complex / Subdiv:</b>	ELGIN HOUSE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 8, PLAN EPS2691, SECTION 27, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
<b>Listing Broker(s):</b>	RE/MAX Lifestyles Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 11'9	Main	Patio	19'2 x 12'0
Main	Dining Room	11'9 x 8'7			
Main	Kitchen	8'4 x 9'3			
Main	Primary Bedroom	10'2 x 15'6			
Main	Bedroom	8'4 x 11'10			
Main	Foyer	4'4 x 4'11			
Main	Walk-In Closet	5'3 x 4'1			

<b>Finished Floor (Main):</b>	881 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	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>	881 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	881 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to the resort style community at Harvard Gardens! Meticulously kept, and recently updated with brand new flooring, this gorgeous 2 bed two bath, ground-floor condo in Elgin House is move-in ready! A well-designed open layout, with tons of natural light, features a beautiful bright kitchen, quartz counter tops, stunning tile accents, gas range, SS appliances, and quality finishes throughout. Lovely covered patio, spacious en-suite with large shower and double-sinks. Enjoy exclusive membership to the clubhouse, with outdoor pool, hot tub, games room, gym, basketball court, media room, a beautiful courtyard, and more! Convenient to all amenities, transit, shopping, dining, schools, U.S. border and Hwy 99. You'll love living here!