

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area:		Full Baths:	1	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$1,642.49
Rear Yard Exp:	South	Maint. Fee:	333.68	For Tax Year:	2024
View:	No			P.I.D.:	026-002-949

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	Station 54
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	PL BCS917 LT 3 DL 305 LD 36 STRATA LOT AS SHOWN ON FORM V.
Amenities:	Elevator,In Suite Laundry
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 14'3			
Main	Kitchen	10'7 x 8'4			
Main	Dining Room	10'10 x 4'10			
Main	Primary Bedroom	12'10 x 9'9			
Main	Bedroom	10'1 x 9'1			

Finished Floor (Main):	762 sqft	# Of Rooms:	5	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	2	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	762 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	762 sqft	Beds In Bsmnt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Be prepared to be 'wowed' by one of Langley City's trendiest and functional condos! There are so many features to this 2 bedroom 2 bathroom SOUTH facing, GROUND floor corner unit that you won't soon forget! Professionally updated with distress style laminate flooring, elegant lighting, California shutters, new kitchen cupboard doors/handles, quartz counters, sink, fridge, washer/dryer, bathroom vanity, new paint and more. Lovely & private fenced back yard that's great for kids, pets (2 OK with no size restrictions) and BBQing. All of this and just steps away from transit, shopping, great restaurants.. AND 2 short blocks away from the upcoming skytrain station! Rentals allowed, 1 parking space and locker. Don't miss this gem. Call your realtor for a private showing today.