

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	3	Age:	10
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,766.09
Rear Yard Exp:	South	Maint. Fee:	376.88	For Tax Year:	2024
View:				P.I.D.:	029-305-454

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 33
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	Homelife PM - 604-858-7368
Complex / Subdiv:	The Marquee
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 16, PLAN EPS1969, SECTION 3, TOWNSHIP 8, 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
Amenities:	None
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	3'6 x 11'9	Below	Flex Room	10'5 x 12'8
Main	Kitchen	7'11 x 13'9	Below	Foyer	4'2 x 7'8
Main	Dining Room	11'7 x 9'9	Below	Porch (enclosed)	12'7 x 9'4
Main	Living Room	15'1 x 11'3			
Above	Primary Bedroom	12'9 x 12'9			
Above	Bedroom	11'7 x 15'2			
Above	Walk-In Closet	4'4 x 3'1			

Finished Floor (Main):	631 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	644 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	69 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,344 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,344 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Marquee in the heart of Langley! This meticulously maintained 3-storey townhouse has only had one owner and is in pristine condition. Featuring 2 bedrooms, 3 bathrooms, a versatile flex space, 2 car tandem garage, and over 1,340 sq. ft. of bright, spacious living with a south facing patio. The main floor boasts an open-concept kitchen with a cozy dining area, perfect for entertaining. Located in a family-friendly complex with easy access to schools, parks, and shopping. Pets and rentals allowed with restrictions, making it an ideal home for investors or families alike. Don't miss this opportunity to own in a vibrant community! Open House Sat 28/Sun 29. 2pm-4pm.