

Depth/Size (ft):	0.0	Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	3	Age:	4
Lot Area:		Full Baths:	2	Zoning:	APART
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,000.00
Rear Yard Exp:		Maint. Fee:	731.22	For Tax Year:	2024
View:	No			P.I.D.:	031-248-250

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood,Other	Covered Parking:	2
Exterior:	Aluminum,Metal,Other	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	69 - Total Units in Strata: 69
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Property Mgmt - 604-821-2999
Complex / Subdiv:	Legacy on Park Ave
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 54 DISTRICT LOT 36 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS6945 AND AN UNDIVIDED 483/90000 SHARE IN LOT 1 PLAN 87218TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON
Amenities:	Air Cond./Central,Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Intercom,Microwave,Oven - Built In,Range Top,Refrigerator,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'0	Main	Laundry	8'3 x 12'5
Main	Dining Room	16'8 x 7'5	Main	Foyer	5'6 x 4'11
Main	Kitchen	11'0 x 12'1			
Main	Primary Bedroom	11'6 x 17'11			
Main	Walk-In Closet	4'3 x 9'7			
Main	Bedroom	10'4 x 15'8			
Main	Bedroom	10'4 x 13'1			

Finished Floor (Main):	1,593 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	4	Yes
Finished Floor (Total):	1,593 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,593 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Legacy on Park Ave – a stunning collection of elegance right in the heart of Langley City. Bright & spacious nearly 1,600 sq. ft. unit boasts 9 ft ceilings, floor-to-ceiling windows bathing your home in natural light. Enjoy a sleek, open-concept gourmet kitchen with Fisher & Paykel built-in appliances, Caesarstone countertops, wide oak hardwood floors, all complemented by modern finishes throughout, A/C, 3 bedrooms, 2.5 bathrooms, & a large storage area that doubles as a pantry. Step out onto the oversized curved deck with city views, complete with natural gas outlets for your BBQ and heater. Exclusive amenities include concierge service, a fitness center, a Grand Lounge/clubhouse, & an outdoor patio perfect for mingling. Just minutes away from shops, restaurants, Timm's Rec Center, parks.