

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	1	Age:	27
Lot Area:		Full Baths:	1	Zoning:	APT
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,161.85
Rear Yard Exp:		Maint. Fee:	435.00	For Tax Year:	2024
View:				P.I.D.:	023-745-690

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Goddard and Smith - 604-534-7974

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 30, PLAN LMS2778, DISTRICT LOT 305, GROUP 2, 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 1 OR V, AS APPROPRIATE

Amenities: Elevator,Guest Suite,Storage,Wheelchair Access

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

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

Finished Floor (Main):	928 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	928 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	928 sqft	# Of Pets:				

Step into this beautiful and cozy 2 bed, 1 bath home, nestled in a well-maintained building in a central Langley location. This bright unit features an open-concept layout, seamlessly blending the kitchen, dining, and living areas, with a cozy fireplace adding warmth and charm. A spacious balcony extends from the living room, offering a perfect spot to relax. The building itself is quiet and secure, offering a sense of great community. Guest suite is a huge bonus. You'll love the convenience of being just steps away from shopping, dining, parks, and public transportation. Whether you're a first-time homebuyer or looking to downsize, this condo is a wonderful opportunity to own this gem. Open house Sept 29 at 1pm-3pm.