

Depth/Size (ft):	100	Bedrooms:	4	Approx. Year Built:	1977
Frontage (ft):	50.00	Bathrooms:	3	Age:	47
Lot Area: (sq.ft.)	5,000.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,365.03
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	001-542-630

Style of Home:	2 Storey,Corner Unit	Parking:	Total: 4 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Brydon / Nicomekl
Services Connected:	Electricity
Legal:	STRATA LOT 1, PLAN NWS857, PART NE1/4, 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 1
Amenities:	Workshop Detached
Site Influences:	Cul-de-Sac,Private Yard,Shopping Nearby
Features:	
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 11'6	Above	Bedroom	12'4 x 7'7
Main	Foyer	9'5 x 8'	Above	Bedroom	11'7 x 11'4
Main	Storage	7'10 x 3'10	Above	Bedroom	11'4 x 7'7
Main	Kitchen	11'5 x 8'9	Above	Den	11'7 x 7'7
Main	Family Room	14'7 x 10'11			
Main	Patio	6' x 5'10			
Above	Primary Bedroom	11'7 x 10'8			

Finished Floor (Main):	685 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	791 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	2	Yes
Finished Floor (Total):	1,476 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,476 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

HALF DUPLEX, In the Heart of Langley City. Almost FULLY RENOVATED. Upgrades include new kitchen and 3 BATHROOMS, including new cabinets, sinks, granite, flooring, tub and showers etc. Fresh paint and flooring throughout. A very RECENT ROOF (approx. 2 years) Walk-in closet could be a den. FULLY FENCED YARD. Quiet cul-de-sac, close to shopping, schools, transit, parks and HUGE . Enjoy the convenience of a short stroll to Brydon Lagoon nature trail, a nature walk that travels through the City of Langley. This home is located near parks, schools, restaurants, and direct access to public transit, and future skytrain! OCP is planning for mix of low rise and townhouse in the residential areas oriented towards the Nicomekl River, Multi-Storey buildings between 3-6 stories with 1.4 - 2.1 FAR.