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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 2 | Approx. Year Built: | 1996 |
| Frontage (ft): | Bathrooms: | 2 | Age: | 28 |
| Lot Area: | Full Baths: | 2 | Zoning: | RM-4 |
| Flood Plain: | Half Baths: | 0 | Gross Taxes: | \$3,033.47 |
| Rear Yard Exp: | Maint. Fee: | 427.02 | For Tax Year: | 2024 |
| View: | | | P.I.D.: | 023-764-309 |

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|-------------------------|-------------------------------|-------------------------|---------------------|
| Style of Home: | Ground Level Unit,Inside Unit | Parking: | Total: 2 |
| Construction: | Frame - Wood | Covered Parking: | |
| Exterior: | Vinyl | Parking Access: | |
| Foundation: | | Parking: | Garage; Underground |
| Rain Screen: | | Locker: | Yes |
| Renovations: | Partly | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Patio(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Mixed,Tile,Carpet | Fixtures Rmvd: | No |

View:

Mgmt. Company: Quay Pacific Property - 604-521-0876

Complex / Subdiv: EAGLECREST

Services Connected: Electricity,Natural Gas,Water

Legal: PL LMS2785 LT 13 LD 36 SEC 31 TWP 10 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Clothes Washer/Dryer,Dishwasher,Fireplace Insert,Microwave,Refrigerator,Stove

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Homelife Benchmark Realty (Langley) Corp.

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-------|------------|
| Main | Kitchen | 7'9 x 12'4 | Main | Patio | 9'2 x 15'4 |
| Main | Living Room | 14' x 12'2 | | | |
| Main | Dining Room | 9'7 x 10' | | | |
| Main | Primary Bedroom | 13'8 x 10'5 | | | |
| Main | Bedroom | 14'8 x 10' | | | |
| Main | Walk-In Closet | 4'6 x 4'4 | | | |
| Main | Foyer | 5'10 x 4'5 | | | |

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|--------------------------------|------------|-----------------------------------|----------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,126 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | Yes |
| Finished Floor (Bsm): | 0 sqft | Crawl/Bsm Height: | | | | |
| Finished Floor (Total): | 1,126 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,126 sqft | # Of Pets: | Cats: Yes, Dogs: Yes | | | |

Welcome to this ground level beautifully maintained home with glass sliding doors to the south facing patio. The home features 1104 sq. ft. of living space, 2 bathrooms and 2 large bedrooms on opposite ends. Updating includes laminate flooring in the living room & dining room. New range(Jan/24) 2 yr. stainless steel B/I dishwasher, rebuilt kitchen counter top structure except for the drawer and counter top. 2 parking spots, storage & bike area located close to the elevator. Eaglecrest has an amenities room, library and exercise gym to meet all your needs. Centrally located in Murrayville close to shopping, restaurants, Doctors Offices, recreation and groceries. This home is immaculate and ready for you to move in. Quick possession possible