

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-126
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,418.20
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	359.99	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	031-554-628

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Brick,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Fibre Cement Board,Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 122
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	AWM Alliance Real Estate Group - 604-685-3227
<b>Complex / Subdiv:</b>	Latimer Village at Latimer Heights
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 9, PLAN EPS7338, SECTION 26, 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
<b>Amenities:</b>	Elevator,In Suite Laundry,Playground,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'0 x 11'9			
Main	Bedroom	9'6 x 10'2			
Main	Kitchen	10'7 x 8'5			
Main	Living Room	11'1 x 8'8			
Main	Living Room	10'4 x 11'3			
Main	Den	5'0 x 7'8			

<b>Finished Floor (Main):</b>	967 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	967 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	967 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Bright and spacious, east-facing 2-bed + den home located in the popular Latimer Village. One of the most favourable floor plans with a large walk-in closet in the master bedroom. Enjoy this ground-level home with a separate entrance and a gated private patio. The den is perfect for an at-home office. A quick walk to many restaurants, shops, an upcoming elementary school, RE Mountain Secondary (with the IB program), and Langley Event Centre. 1 parking and 1 locker. Open House: Sat & Sun, Oct 5 & 6, 2-4 PM.