

Depth/Size (ft):	0.0	Bedrooms:	5	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	5	Age:	7
Lot Area:		Full Baths:	4	Zoning:	CD-97
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,500.00
Rear Yard Exp:	North	Maint. Fee:	511.60	For Tax Year:	2024
View:	No			P.I.D.:	030-170-729

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	90 - Total Units in Strata: 90
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood, Laminate, Tile, Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Strataco Mgmt - 604-292-4141
Complex / Subdiv:	Everly Green
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	STRATA LOT 45 PLAN EPS3672 SECTION 26 TOWNSHIP 8 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden, In Suite Laundry, Playground
Site Influences:	Central Location, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Sprinkler - Inground
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions
Listing Broker(s):	Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'9 x 12'7	Above	Bedroom	13'1 x 10'8	Bsmt	Storage	9'3 x 14'7
Main	Dining Room	10'2 x 6'2	Above	Family Room	18'9 x 10'8	Main	Foyer	7'10 x 8'11
Main	Kitchen	8'5 x 14'4	Above	Laundry	8'1 x 5'6			
Main	Primary Bedroom	11'9 x 13'10	Bsmt	Bedroom	10'9 x 15'1			
Main	Walk-In Closet	10'11 x 4'5	Bsmt	Family Room	16'4 x 15'1			
Above	Primary Bedroom	12'3 x 16'8	Bsmt	Recreation Room	12'7 x 10'11			
Above	Bedroom	17'11 x 15'11	Bsmt	Storage	9'4 x 7'4			

Finished Floor (Main):	1,070 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,211 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	1,079 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	3,360 sqft	Basement:	Full, Fully Finished	Above	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100	Bsmt	4	No
Grand Total:	3,360 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

EVERLY GREEN. Bright & spacious 3,360sq ft, 5-bedroom, 5-bath detached strata home situated in the prime spot of the complex & backing onto green space. Features open floor plan, 2 master suites - one on the main level, living area w/ soaring 20' ceilings, tall windows. Kitchen includes gas range, large island with lots of storage. Upstairs features 3 oversized bedrooms, including 2nd master suite, loft-style family room and laundry room. Fully finished basement includes a guest room, full bath, den & spacious recreation area. New upgraded carpets throughout. Enjoy the private yard with upgraded expansive deck & natural gas hookup for outdoor fun. Just a short drive from shops, restaurants, & all levels of schools. Walking distance to RE Mountain Secondary known for its IB program.