

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	28
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-3A
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,585.88
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	598.57	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	023-714-816

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Stucco,Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	74 - Total Units in Strata: 74
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Strataco Management - 604-234-4141

**Complex / Subdiv:** City Grande

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

**Legal:** STRATA LOT 23 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2725 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Amenities:** Elevator,Exercise Centre,In Suite Laundry,Recreation Center

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire

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

**Listing Broker(s):** RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 11'10			
Main	Dining Room	10' x 7'8			
Main	Kitchen	14'3 x 10'9			
Main	Primary Bedroom	13'3 x 10'11			
Main	Bedroom	10'7 x 8'11			
Main	Laundry	6'6 x 4'7			

<b>Finished Floor (Main):</b>	1,052 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	3	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>	1,052 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,052 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Exceptional 2 bedroom, 2 bathroom condo located in Langley's sought after City Grande. This extensively renovated unit offers a bright & cheery layout w/ a spacious living room/dining room area w/ feature gas fireplace, glass sliding door to lrg covered deck w/ sunny S/W exposure; entertain, BBQ, or relax w/ a coffee and a book. Kitchen w/ white cabinetry, stainless appliances, new quartz counters & tile backsplash, pantry/laundry rm, primary bedroom w/ 3 pc ensuite, lrg second bedroom & 4 pc main bath. New wide plank vinyl flooring, baseboards, paint, light fixtures, & updated bathrooms. Great complex w/ amenities centre & exercise room. 2 secure U/G parking stalls & storage locker. Close to shopping, restaurants, cafes, parks, transit, and future sky-train station.