

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD7
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,769.20
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	376.51	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	031-043-682

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	64 - Total Units in Strata: 64
<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>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Steadfast Properties - 604-864-6400
<b>Complex / Subdiv:</b>	DENBY
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 20, PLAN EPS5849, SECTION 32, TOWNSHIP 10, 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>	Club House,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Other - See Remarks,Pantry,Security - Roughed In,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 14'0	Below	Bedroom	10'8 x 15'5
Main	Dining Room	7'6 x 16'1	Below	Recreation Room	14'1 x 9'
Main	Kitchen	8'0 x 16'1	Below	Utility	11'9 x 18'1
Main	Den	7'7 x 7'1	Below	Kitchen	14"1 x 6"1
Main	Primary Bedroom	10'8 x 12'3			
Above	Bedroom	14'5 x 11'8			
Above	Bedroom	17'7 x 13'6			

<b>Finished Floor (Main):</b>	1,016 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	635 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	1,016 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	Yes
<b>Finished Floor (Total):</b>	2,667 sqft	<b>Basement:</b>	Fully Finished	Below	4	Yes
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,667 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Denby in desirable Murrayville. 4 Bdrm, 4 Bthrm home w/master Bdrm on the main & Unique inlaw suite (1 Bed) West Coast Modern Architecture with the perfect combination of modern interior finishes. Luxurious living with functional open floor plan with ample windows, glass railings & vaulted ceilings. GOURMET Chef's kitchen with top-of-the-line stainless steel appliances incl. 5-burner gas cooktop, quartz countertops, soft-close drawers, gas connection outside + loads of storage. MASTER BEDROOM with walk-in-closet and spa-inspired ensuite with LARGE shower. BONUS 2 large bedrooms up feature JACK & JILL bathroom. 2 CAR SIDE BY SIDE GARAGE+Ample visitor pkg. Close to several schools(Next door to Langley Christian School), shopping, RalphsMarket, Krause Berry Farms, Wineries, & other amenities.