

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2023
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	1
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	MULTI
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,212.75
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	300.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	032-063-547

<b>Style of Home:</b>	2 Storey w/Bsmt.,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	18 - Total Units in Strata: 18
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	ECM Management - 604-855-9895
<b>Complex / Subdiv:</b>	PROSPER
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 10 SECTION 26 TOWNSHIP 8 NWD STRATA PLAN EPS9310
<b>Amenities:</b>	Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security - Roughed In,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 9'	Above	Bedroom	13' x 10'
Main	Living Room	16' x 10'	Above	Bedroom	10' x 9'
Main	Dining Room	11' x 10'	Above	Walk-In Closet	8' x 6'
Main	Family Room	14' x 10'	Bsmt	Bedroom	13' x 10'
Above	Primary Bedroom	16' x 11'			

<b>Finished Floor (Main):</b>	849 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	860 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	385 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	2,094 sqft	<b>Basement:</b>	Full,Fully Finished	Bsmt	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,094 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Corner Unit townhome in the heart of Willoughby-Yorkson, Langley. This 4 Bedroom / 3.5 Bath, comes with double side by side, oversized parking garage. "4th bedroom in basement with separate access and ensuite!" This is a boutique community of 18 duplex style townhome and is steps away from shops, schools and the Langley park & ride. Sleek open concept interiors include designer kitchen, Premium gas appliances & 9'Ceilings. Everyday peace of mind with features like forced air heating, Elevator Roughed-in, A/C Roughed-in, Roughed-in security systems and control 4 speakers, all rounded out with a Hot water on demand tankless system. One of a kind floor plan and largest home in Prosper! Move in today!