

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	1	Age:	18
Lot Area:		Full Baths:	1	Zoning:	C-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,674.68
Rear Yard Exp:		Maint. Fee:	375.02	For Tax Year:	2024
View:	Yes			P.I.D.:	026-986-981

Style of Home:	Live/Work Studio	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Concrete,Glass,Metal	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	30 - Total Units in Strata: 30
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : North Shore mtns
Mgmt. Company:	Strataco Management Ltd. - 604-294-4141
Complex / Subdiv:	THE MUSE
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 17, PLAN BCS2222, DISTRICT LOT 309, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	22'5 x 19'9			
Main	Kitchen	7'9 x 6'7			
Main	Primary Bedroom	11' x 9'10			

Finished Floor (Main):	810 sqft	# Of Rooms:	3	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	810 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	810 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

LIVE-WORK condo in Langley City! This forward thinking design allows you to either run your business, call it home, or both. The emphasis of the design is the huge open space great room (22'6 x 20') with 10' ceilings & wall-to-wall towering 8.5' windows. Great view of North Shore mtns. Galley kitchen with granite countertops. Vinyl plank floors & fresh paint thru-out. Insuite laundry. 810 sq feet provides a great alternative to newer, smaller builds. Underground parking & storage locker. Pet friendly. Rentals allowed. Centrally located amongst the shops and restaurants of downtown Langley. Steps to transit and adding to future value is the Skytrain expansion to Langley City. Its diversity makes this an amazing investment opportunity!