

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	34
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RMF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,165.46
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	662.97	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	016-381-831

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 63
<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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	Associa - 604-590-6060
<b>Complex / Subdiv:</b>	Cedar Crest
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 52 OF SECTION 6 TOWNSHIP 11 NW DISTRICT STRATA PLAN NW3121 WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Central Location,Gated Complex,Private Setting,Private Yard,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Macdonald Realty (Langley), Macdonald Realty (Langley)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Abv Main 2	Recreation Room	18' x 17'
Main	Kitchen	12' x 10'	Above	Storage	16' x 6'
Main	Dining Room	10' x 15'			
Main	Eating Area	10' x 12'5			
Main	Primary Bedroom	14' x 13'			
Above	Bedroom	13' x 9'			

<b>Finished Floor (Main):</b>	1,270 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	722 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,992 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	7			
<b>Grand Total:</b>	1,992 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Spacious duplex in prestigious Cedar Crest. Lovely front porch welcomes you into this inviting home with the gorgeous hardwood floors, windows galore & crown moldings adding to the charm. Large living & dining area overlooks a private back deck, bright kitchen with eating area & primary bedroom on main floor. Upstairs another bedroom, recreation room and tons of storage. Whether you're looking for a space to relax or entertain guests, the parklike and private backyard fills the bill!