

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2013
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	12
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-74
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,230.59
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	401.75	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	029-276-608

<b>Style of Home:</b>	1 Storey,Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stone	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	ATHENRY GATE
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 18 SECTION 25 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1830 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>	Bike Room,Elevator,In Suite Laundry,Playground,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'11 x 10'10			
Main	Living Room	11'2 x 12'1			
Main	Dining Room	9'2 x 12'1			
Main	Primary Bedroom	12'1 x 10'6			
Main	Bedroom	10'11 x 9'8			

<b>Finished Floor (Main):</b>	918 sqft	<b># Of Rooms:</b>	5	<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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	918 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	918 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Welcome to Athenry Gate in Willoughby! This beautifully appointed 2-bed, 2-bath ground-floor condo offers ideal privacy with bedrooms on opposite sides. The open layout features 9-ft ceilings, crown molding, modern kitchen w/oak shaker style cabinets, granite countertops, stainless steel appliances, and a large eat up island, perfect for entertaining. The spacious primary bedroom includes a his-and-hers closet and a 4-piece ensuite and a great sized second bedroom. Enjoy a coffee on your large, west facing private patio, perfect for relaxing. This unit also includes 1 parking space and a locker! Located in a prime location of Willoughby, close to HWY 1, Willoughby Town Centre, Langley Events Centre & tennis center, elementary & high schools, this home offers both comfort and convenience.