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**#203 23215 Billy Brown Road, Langley**

**\$674,800**

**Beautiful 1,130 Square Foot, 2 Bedroom, Bathroom Corner Unit  
In Desirable 45+ Community of Waterford at Bedford Landing.**

Beautiful 1,130 square foot, 2 bedroom, 2 bathroom inside corner unit in Waterfront at Bedford Landing a 45+ community in Fort Langley! Spacious 2nd floor courtyard location with partial river view from huge patio and living room is a truly unique "indoor/outdoor" location with one of the nicest and most unique floor plans. Entertainment sized living room and dining room with door to spacious patio with view to the river from the living room and patio. Gorgeous kitchen with granite counters, stainless appliances and gas range. 2 bedrooms and 2 bathrooms including spacious master bedroom with walk-in closet and 4 piece ensuite with twin sinks and oversized shower. This unit boasts high quality finishing throughout including gorgeous laminate floors in the living areas, all sinks are undermount, crown moldings throughout, tasteful well-kept décor, radiant in-floor heating in both bathrooms, 2" faux wood blinds and security system. Only steps to waterfront and shops. 2 parking spaces. Adult style 45+ living in Fort Langley. A must see.



*Performance  
Proven. Proven Realty.*

**The Mitten**  
REAL ESTATE TEAM

**Doug, Bonnie & David Mitten**

**604-533-3231**



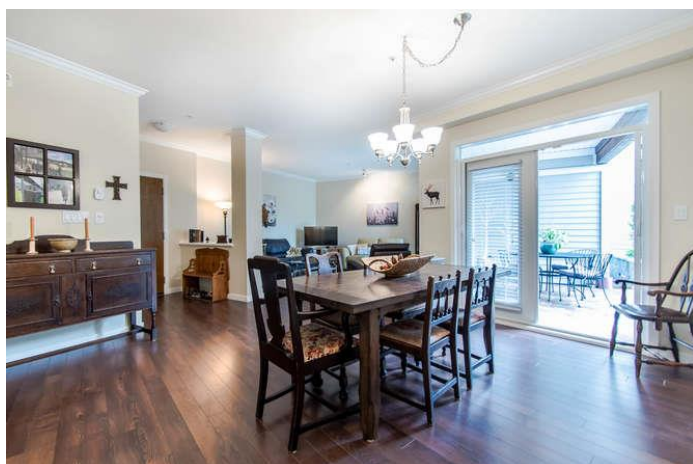
# Features Of This Fine Home...

**Main Level:     1,198 Sq. Ft.**

**Living Room: 14'2 x 13'11**



**Dining Room: 16'6 x 13'10**



**Kitchen: 11'1 x 9'**



### 4 Piece Main Bathroom



### Bedroom: 11'1 x 10'



### Master Bedroom: 11'7 x 11'5





### **Master Ensuite:**



**Laundry: 7'1 x 5'8**



**2019 Annual Taxes:      \$ 3,609.69**

**Strata Fee: \$ 350.72**

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## Complex:



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All information contained in this brochure while thought to be accurate is not guaranteed to be accurate and should be verified by the purchaser.

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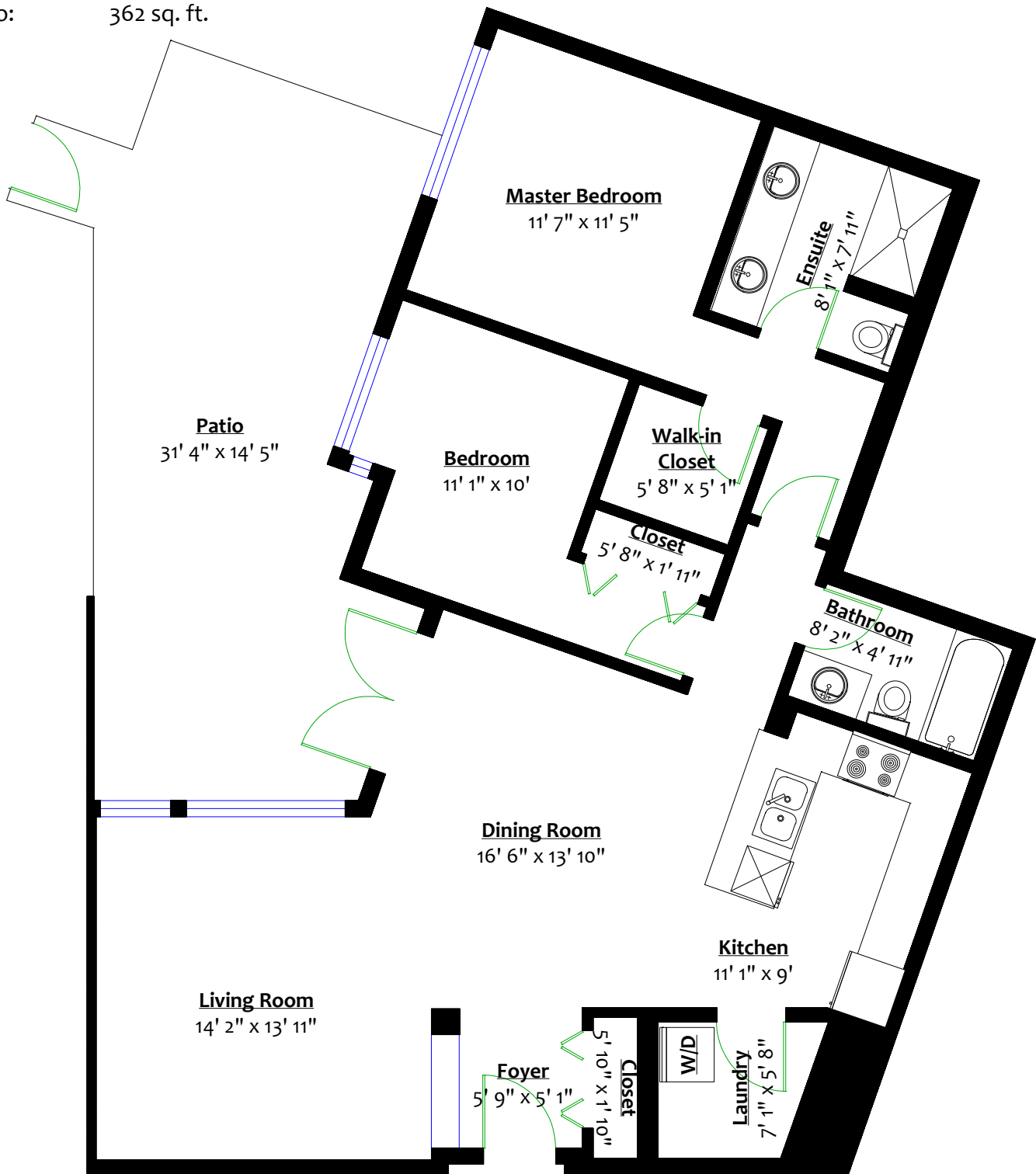
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**Totals\*\***

Main Level: 1,198 sq. ft.

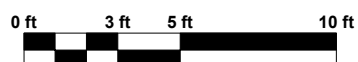
Patio: 362 sq. ft.



## MAIN LEVEL

Floor Area: 1,198 Sq. Ft.

Ceiling Height: 9'



\*\* Approx. based on interior measurements to exterior walls  
\*\* Total square footage not taken from original blueprints