

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	ZMU18
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,987.86
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	677.91	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-336-147

<b>Style of Home:</b>	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>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	182 - Total Units in Strata: 182
<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>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : City & Partial Mountain
<b>Mgmt. Company:</b>	First Service Residential - 604-683-8900
<b>Complex / Subdiv:</b>	Magnolia - The Gardens
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 97, BLOCK 4N, PLAN EPS1977, SECTION 31, RANGE 5W, NEW WESTMINSTER LAND DISTRICT, 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>	Elevator,Exercise Centre,Garden,In Suite Laundry,Recreation Center
<b>Site Influences:</b>	Central Location,Golf Course Nearby,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>	Top Vision Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 10'7			
Main	Primary Bedroom	9'10 x 11'7			
Main	Bedroom	9'6 x 10'7			
Main	Dining Room	6'9 x 10'11			
Main	Kitchen	11'3 x 5'5			
Main	Walk-In Closet	5'1 x 5'0			
Main	Foyer	19'8 x 5'3			

<b>Finished Floor (Main):</b>	922 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	922 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	922 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Magnolia at THE GARDENS by Townline, located in Prime Richmond. This rare S/E corner unit with full of natural light, 2 bdrs, 2 btrs with wide open floor plan, wide entry hall way, and an unique big south facing balcony, perfect for outdoor entertaining. Stainless steel appliances, granite countertop, laminate floors. Impressive amenities in the 6,000 Sqft. "GARDEN CLUB" with high end fitness centre, multi sport venue w/table tennis, badminton & more! Private courtyard just on the same floor. Conveniently located steps to Ironwood Plaza/Library & easy access to Steveston Village, Silver City Theatres, schools, major routes & YVR. Ideal for 1st time home buyer, good rental for investors as well. 2 Parking stalls included. Openhouse: 2-4pm Sat (11/4)