

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):	60.50	Bathrooms:	2	Age:	28
Lot Area: (sq.ft.)	6,383.00	Full Baths:	2	Zoning:	RS3
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,532.68
Rear Yard Exp:		Maint. Fee:	265.00	For Tax Year:	2023
View:	No			P.I.D.:	023-415-410

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Downes Road Estates
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 46, PLAN LMS2380, PART NW1/4, SECTION 29, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,AS APPROPRIATE
Amenities:	None
Site Influences:	Adult Oriented,Gated Complex,Golf Course Nearby,Private Setting,Private Yard
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 18'	Main	Utility	5'4 x 8'
Main	Dining Room	11' x 13'			
Main	Kitchen	10' x 12'			
Main	Eating Area	10' x 15'			
Main	Family Room	12' x 14'			
Main	Primary Bedroom	14'8 x 19'5			
Main	Bedroom	10' x 11'			

Finished Floor (Main):	1,652 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,652 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,652 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	Cats: Yes, Dogs: Yes			

DOWNES ROAD ESTATES.....Immaculate rancher in executive gated community. This complex offers all the features of living in your own home on a lot with the security and worry free maintenance of taking care of your yard. The home has had many updates in the past few years and is flawless inside and out. Some of the updates include a new roof and leaf guard gutter system, hot water tank, patio cover, gas fireplace, custom blinds, flooring and mouldings, light fixtures and neutral paint colors. A bright white kitchen with newer S/S Appliances. Features include wheelchair assessable, in ground sprinklers, no yard work and RV parking. Double car garage and parking on the pad. Bare land strata 55+ and pets welcome. Bright, cheery and easy to show anytime.