

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	R5
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,657.85
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	351.84	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-828-929

<b>Style of Home:</b>	2 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 8
<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>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes
<b>Mgmt. Company:</b>	Cornerstone Park Realty - 604-200-4040
<b>Complex / Subdiv:</b>	Carmanah
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 6, PLAN LMS435, 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 1 OR V, AS APPROPRIATE, DIV K
<b>Amenities:</b>	None
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Not Allowed
<b>Listing Broker(s):</b>	SRS Panorama Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'1 x 7'7			
Main	Living Room	13'5 x 12'2			
Main	Primary Bedroom	13'1 x 10'1			
Main	Bedroom	10'6 x 8'9			
Main	Kitchen	12'1 x 7'7			
Main	Eating Area	9' x 8'1			
Main	Storage	10'3 x 4'			

<b>Finished Floor (Main):</b>	1,145 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>	2	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,145 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,145 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Exceptional 2 bedroom, 2 bath fully renovated townhome. New kitchen, new bathrooms new floors, designer paint. Modern new light fixtures and new hot water tank, bright kitchen featuring high quality stainless steel appliances and a gas fireplace. Large bright bedrooms, master has a walk in closet and en-suite bathroom. South facing covered balcony with partial mountain view for barbecues and enjoying summer sunshine. Large storage room, plenty of closet space. Quiet complex with low strata fee and no age restriction. Minutes away from Five Corners, walking distance to elementary, middle and high schools. Across the street from park featuring tennis, pickle ball and basketball and on major bus routes. This is a must see.