

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD-2
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,014.55
<b>Rear Yard Exp:</b>	Northeast	<b>Maint. Fee:</b>	815.80	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-215-530

<b>Style of Home:</b>	Rancher/Bungalow,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	224 - Total Units in Strata: 224
<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Hugh & McKinnon - 604-541-5210
<b>Complex / Subdiv:</b>	Chelsea Green
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 88 DISTRICT LOT 124 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS509 TOGETHER WITH AN
<b>Amenities:</b>	Air Cond./Central,Club House,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirlpool/Hot Tub,Wheelchair Access,Workshop Detached
<b>Site Influences:</b>	Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Pantry,Vacuum - Built In
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'2 x 9'3	Main	Bedroom	15'2 x 8'11	Below	Storage	19'8 x 9'8
Main	Dining Room	9'1 x 8'4	Main	Storage	7'3 x 4'2			
Main	Kitchen	10'5 x 10'3	Below	Games Room	19'2 x 17'5			
Main	Eating Area	10'3 x 6'9	Below	Bedroom	16'7 x 8'11			
Main	Family Room	13'5 x 10'3	Below	Bedroom	16'7 x 12'6			
Main	Foyer	8'8 x 5'0	Below	Office	12'9 x 10'3			
Main	Primary Bedroom	15'6 x 12'6	Below	Storage	10'7 x 9'2			

<b>Finished Floor (Main):</b>	1,620 sqft	<b># Of Rooms:</b>	15	<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>	1,372 sqft	<b># Of Levels:</b>	2	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>	8'	Below	4	No
<b>Finished Floor (Total):</b>	2,992 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	2,992 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

FANTASTIC VALUE! RARE FIND! Gorgeous, beautifully updated, bright & spacious 2992sf 4 bedrm & den, 3 bathrm, rancher w/bright walkout bsmt & the feel of a house. Huge rooms. Central AC. Living/dining rm w/sliders to balcony. Gorgeous kitchen open to eating area & family rm w/fireplace. 2 bedrms on main - master w/his & her closets & ensuite w/soaker tub & sep shower. Basement w/Games rm & sliders to covered patio, 2 bedrms, storage rms & a den/hobby rm. Bonus crawl space for storage. New roof 2017. Fantastic well maintained gated community w/impressive clubhouse w/lounge, kitchen, pool table, pool, hot tub, gym, workshop, library, guest suites. RV parking (only \$20 month), active social committee & resident manager. 2 pets welcome! Minutes to everything. One occupant to be 55+. MUST SEE!