

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	33
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM15
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	566.32	<b>For Tax Year:</b>	
<b>View:</b>			<b>P.I.D.:</b>	017-390-702

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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>	Patio(s),Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 26, PLAN LMS73, PART NW1/4, SECTION 25, TOWNSHIP 2, 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
<b>Amenities:</b>	Club House
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Age Restrictions
<b>Listing Broker(s):</b>	Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11' x 5'	Above	Bedroom	13'11 x 8'8
Main	Living Room	13'4 x 15'4	Above	Bedroom	13'4 x 9'2
Main	Dining Room	9'4 x 11'11			
Main	Kitchen	10'6 x 9'			
Main	Nook	8'10 x 7'			
Main	Storage	7'8 x 3'1			
Main	Primary Bedroom	14'8 x 16'			

<b>Finished Floor (Main):</b>	1,191 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	446 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>		Main	2	No
<b>Finished Floor (Total):</b>	1,637 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,637 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

Rarely available quiet gated 55+ townhome community, in central Fleetwood! This well maintained large 2 level home boasts laminate flooring on the main, a cozy living area with gas f/p, formal dining and powder room. Kitchen updates include warm shaker style cabinetry, tons of pantry storage, quartz countertops and whirlpool s/s appliances. Extra large primary bedroom off the main, with dual vanity and separate soaker tub and shower in the master bath. Access to the backyard from the primary bedroom and kitchen nook. Upstairs features 2 bedrooms and large bath. Double side-by-side garage. Walk to nearby cafes, restaurants and shops. Priced to sell. Call me today for a private viewing!