

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1993
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	31
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,561.99
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	448.69	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	018-233-261

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stucco	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	23 - Total Units in Strata: 23
<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>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Campbell Property Mngmt - 604-864-0380
<b>Complex / Subdiv:</b>	The Huntington
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 14, PLAN LMS848, SECTION 15, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN
<b>Amenities:</b>	Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 6'4			
Main	Kitchen	7'11 x 7'11			
Main	Dining Room	11'5 x 10'5			
Main	Living Room	15'3 x 12'2			
Main	Bedroom	9'9 x 12'9			
Main	Primary Bedroom	10'6 x 13'11			
Main	Walk-In Closet	6'1 x 3'11			

<b>Finished Floor (Main):</b>	1,053 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	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,053 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,053 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

This Beautiful 2Bdrm, 2Bath unit with 1,053sqft of living space has been lovingly cared for & has tasteful updates throughout. The spacious Primary Bdrm boasts large windows for natural light, 2 closet spaces & a 3pce ensuite. The good size 2nd Bdrm is nice & bright too. The all white kitchen with newer dishwasher looks out to the dining rm & living room that has a beautiful feature wall that surrounds the gas f/p. Enjoy the outdoors on the great sized & private balcony (16'6 x 5'10). There's a Newer washer & dryer and hot water tank for peace of mind. Top it all off with 2 underground parking spots + a storage locker & 2 pets are allowed! This is a really lovely unit in a great location that's close to everything you need.