

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	R6
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$1,282.51
Rear Yard Exp:		Maint. Fee:	435.07	For Tax Year:	2023
View:	Yes			P.I.D.:	018-710-875

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : Surrounding Mountains
Mgmt. Company:	Self Managed
Complex / Subdiv:	Ivy Green
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 1, PLAN LMS1336, 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; DIVISION A
Amenities:	Club House,Elevator,In Suite Laundry,Storage
Site Influences:	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Century 21 Creekside Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'5 x 9'9			
Main	Dining Room	11'11 x 13'5			
Main	Primary Bedroom	11'10 x 17'11			
Main	Bedroom	9'1 x 12'8			
Main	Laundry	8'4 x 5'8			
Main	Foyer	5' x 4'8			

Finished Floor (Main):	1,134 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,134 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,134 sqft	# Of Pets:	Cats: No, Dogs: No			

Stunning, south east facing first floor unit (2nd storey) in the popular Ivy Green! As you enter you notice all the natural light provided by the floor to ceiling windows. Large kitchen with ample cabinetry, brand new kitchen appliances, faucet and sink. Living room with n/g fireplace connected to a spacious dining room with lots of room for entertaining. Huge deck the length of the condo with plenty of room for guests. Two large bedrooms including master with full private bath. Ample storage and cabinetry through out including in the laundry room. Lots of upgrades to plumbing and electrical. Great building, well run strata, in a fantastic walkable location, close to all amenities. No pets allowed. 1 parking stall and storage unit included!