

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2004
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	20
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-36
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,950.43
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	361.19	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	025-670-841

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Carport & Garage, Grge/Double Tandem, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<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>	Baseboard, Forced Air, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard, Patio(s), Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed, Vinyl/Linoleum, Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Hugh & McKinnon
<b>Complex / Subdiv:</b>	AMBERLEIGH II
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	STRATA LOT 11, DISTRICT LOT 311, GROUP 2, NEW WESTMINSTER DISTRICT STRATA PLAN BCS382, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House, Garden, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 12'3	Below	Flex Room	14'4 x 9'4
Main	Dining Room	10'10 x 11'4	Below	Foyer	8'4 x 3'6
Main	Kitchen	8'411 x 13'	Below	Storage	9'11 x 3'1
Main	Patio	11'1 x 7'10			
Above	Primary Bedroom	11'7 x 13'11			
Above	Bedroom	11'11 x 10'1			
Above	Laundry	4'3 x 2'7			

<b>Finished Floor (Main):</b>	564 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	588 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	104 sqft	<b># Of Levels:</b>	3	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,256 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,256 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Incredible value, this updated Amberleigh II home! Some of the gorgeous upgrades include: vinyl plank flooring & carpet, 4" pine baseboards, custom millwork in the living rm & kitchen, new fireplace surround with added storage and Carrera marble, all new designer lighting & paint. Upstairs the primary bdrm is complete with a custom closet and stunning ensuite bath including walnut vanity, new lighting and gorgeous tile floor. 2nd bdrm has designer Murphy bed & shelving, making a perfect conversion from home office to guest bedroom. One of the very few homes in the development with a fenced yard off the living room & entrance from the boulevard. Lovely trees, landscaping and front porch for cool summer evenings. Brand new vinyl fencing. Parking for 3! Some photos have been virtually staged.