

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD10
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,652.33
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	358.18	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	903-020-504

<b>Style of Home:</b>	Penthouse	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	131 - Total Units in Strata: 50
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	First Nations Lease
<b>Fuel/Heating:</b>	Baseboard,Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	Homelife Advantage
<b>Complex / Subdiv:</b>	Englewood Courtyard Platinum 1
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	UNIT 36 WITHIN LOT 247-1 CLSR 103928 TZEACHTEN IR #13
<b>Amenities:</b>	Club House,Guest Suite,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Gated Complex
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	HomeLife Advantage Realty Ltd

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'7 x 15'			
Main	Dining Room	11'8 x 10'			
Main	Kitchen	10'8 x 9'			
Main	Laundry	6' x 8'			
Main	Den	11'9 x 7'4			
Main	Primary Bedroom	10'5 x 12'			
Main	Bedroom	8'6 x 15'4			

<b>Finished Floor (Main):</b>	1,080 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	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,080 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,080 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

PENTHOUSE NORTH FACING WITH INCREDIBLE MOUNTAIN VIEWS. This 5th Floor Condo has 2 bedrooms, 2 bathrooms and a den. Main area has 12 FT ceilings, transom windows in living for optimal light and postcard views from the covered patio, gas fireplace, gas BBQ hookup and A/C. Amenities include guest suites, RV Parking & Clubhouse. Englewood Courtyard is a Premium Adult Gated Community within walking distance to nature walks, Garrison Crossing, and shopping. Age 45+, pet and people friendly, Englewood has it all! Extra parking available for sale through the developer.