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|-------------------------|------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | 0.00 | Bedrooms: | 2 | Approx. Year Built: | 1988 |
| Frontage (ft): | | Bathrooms: | 1 | Age: | 36 |
| Lot Area: | | Full Baths: | 1 | Zoning: | MT1 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$1,432.08 |
| Rear Yard Exp: | | Maint. Fee: | 431.00 | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 010-959-688 |

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|-------------------------|--------------------|-------------------------|-----------------------|
| Style of Home: | Upper Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Carport; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Sundeck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Mixed | Fixtures Rmvd: | No |

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|----------------------------|--|
| View: | No |
| Mgmt. Company: | ECM Strata Management - 604-855-9895 |
| Complex / Subdiv: | Luther Place |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 4, SECTION 20, TOWNSHIP 17, PLAN NWS2729, LAND DISTRICT 36, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| Amenities: | Club House,In Suite Laundry,Workshop Detached |
| Site Influences: | Central Location,Recreation Nearby,Shopping Nearby |
| Features: | |
| Bylaw Restrict: | Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed,Smoking Restrictions |
| Listing Broker(s): | Royal LePage Preferred Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|------|------------|
| Main | Living Room | 12'1 x 9'0 | | | |
| Main | Dining Room | 12'1 x 9'0 | | | |
| Main | Kitchen | 10'10 x 10'5 | | | |
| Main | Primary Bedroom | 13'11 x 10'2 | | | |
| Main | Walk-In Closet | 6'3 x 5'11 | | | |
| Main | Bedroom | 16'2 x 9'9 | | | |
| Main | Laundry | 11'6 x 10'9 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--|--------------------|--|-----------------|--|
| Finished Floor (Main): | 1,075 sqft | # Of Rooms: | 7 | Bathroom Floor | | # of Pieces | | Ensuite? | |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | | 4 | | No | |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | | | | | | |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | | | | |
| Finished Floor (Total): | 1,075 sqft | Basement: | None | | | | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | | | | |
| Grand Total: | 1,075 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | | | | |

LUTHER PLACE .. PRIDE OF OWNERSHIP in this Immaculate Townhome. This Lovely Upper Unit boasts Beautifully Updated Kitchen, Spacious Living area, Updated Flooring, 2 Large Bedrooms, Large Walk in Laundry/Storage Room, Sundeck offers Privacy, East Facing. Over 1,100 sq.ft. of Living Space, Clubhouse with Workshop Area, and Visitor Parking. Great 55+ Community Living. Pets One Small Dog or Cat, No Rentals. Close to Transportation, Shopping, Recreation, and Hospital .. JUST ONE LOOK !

