

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1982
Frontage (ft):	Bathrooms:	1	Age:	42
Lot Area:	Full Baths:	1	Zoning:	RA112
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,375.37
Rear Yard Exp:	Maint. Fee:	363.20	For Tax Year:	2023
View:			P.I.D.:	002-040-999

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
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	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	

View:

Mgmt. Company: PACIFIC QUORUM

Complex / Subdiv: MAGNOLIA AT GARDEN PLACE

Services Connected: Community,Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 18, PLAN NWS1841, SECTION 10, TOWNSHIP 5, 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

Amenities: Elevator,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'9 x 4'9			
Main	Kitchen	8'6 x 8'1			
Main	Living Room	11'11 x 23'1			
Main	Primary Bedroom	11'8 x 12'2			
Main	Walk-In Closet	6'7 x 2'11			

Finished Floor (Main):	723 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	723 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	723 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Wonderful one bedroom condo in popular Garden Place! Spacious living/dining area, cozy gas fireplace, BONUS enclosed balcony (11'7"x 6'6") provides extra sitting area! Well laid out kitchen (fridge 2023) with pass through dining room. Insuite laundry. Excellent building-common room, workshop and an easy walk to the town centre! Total 723 square feet. Pets ok! Parking stall #113 plus storage locker (#8-218)