

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	2	Age:	42
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,977.27
Rear Yard Exp:		Maint. Fee:	470.00	For Tax Year:	2023
View:	No			P.I.D.:	001-409-018

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground,Other
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	SOUTH WYNDE
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 1 PLAN NWS1816 DISTRICT LOT 36 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 OR V, AS APPROPRIATE
Amenities:	Shared Laundry
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Microwave,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'5 x 9'0			
Main	Living Room	14'4 x 11'0			
Main	Primary Bedroom	12'0 x 10'7			
Main	Bedroom	9'8 x 10'2			
Main	Pantry	6'1 x 5'1			
Main	Dining Room	9'3 x 8'0			
Main	Foyer	6'9 x 5'0			

Finished Floor (Main):	866 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmnt):	0 sqft	Suite:	None			
Finished Floor (Total):	866 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	866 sqft	Beds In Bsmnt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: No			

PRICE is what you pay. VALUE is what you get! Check out this bright and spacious 2 Bed, 2 FULL Baths unit at South Wynde. Incredibly located & perfect for roommates, with bedrooms on opposite ends of the living space and a handy door to the main bath from the second bedroom. The kitchen has plenty of storage and a HUGE walk-in pantry. The master bedroom easily fits a king size bed and has DOUBLE closets plus a 4-piece ensuite. Step out onto your large private patio from the living room. You get 2 secured parking spots (1 covered) and lots of visitor parking. Plenty of street parking as well. Hot water included in the monthly fees. Located close to transit, parks, seniors center, and schools. Roof done in 2022. Inquire today.