

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	42
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RMH
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$325.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	523.27	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	000-641-111

<b>Style of Home:</b>	Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Concrete Block	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground, RV Parking Avail., Visitor Parking
<b>Rain Screen:</b>	No	<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	205
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard, Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Steadfast Properties - 604-864-6400

**Complex / Subdiv:** Evergreen Village

**Services Connected:** Electricity, Natural Gas, Storm Sewer, Water

**Legal:** STRATA LOT 16, SECTION 19, TOWNSHIP 16, NWD STRATA PLAN NW1737

**Amenities:** Bike Room, Community Meals, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Storage, Workshop Attached

**Site Influences:** Adult Oriented, Central Location, Recreation Nearby, Retirement Community, Shopping Nearby

**Features:** Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Age Restrictions, Pets Not Allowed

**Listing Broker(s):** Lighthouse Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 10'			
Main	Kitchen	10' x 9'8			
Main	Dining Room	13' x 8'			
Main	Primary Bedroom	15' x 11'			
Main	Bedroom	12' x 9'6			
Main	Storage	6' x 4'			
Main	Foyer	4' x 4'			

<b>Finished Floor (Main):</b>	1,071 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 (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,071 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,071 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Measurements should be verified if important to the Buyer(s). Welcome to Evergreen Village, a 55+ cozy convient ground floor unit. This 2 bdrm, 2 bthrm is ONE OF A KIND . Totally updated Main floor condo with 40' by 15' outdoor fenced patio with private entry. The french doors open into a fenced private corner patio with afternoon shade. It has updated laminate flooring, newer carpets, a renovated bathroom and large closets. The building offers an indoor pool/hot tub, guest suite, library, community lounge, game room with billiards, community garden and RV parking, with heat and hot water included.