

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 3	<b>Approx. Year Built:</b> 1993
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 3	<b>Age:</b> 31
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> CD
<b>Flood Plain:</b>	<b>Half Baths:</b> 1	<b>Gross Taxes:</b> \$3,313.42
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 378.00	<b>For Tax Year:</b> 2023
<b>View:</b>		<b>P.I.D.:</b> 018-849-539

<b>Style of Home:</b> 2 Storey	<b>Parking:</b> Total: 6 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Brick,Wood	<b>Parking Access:</b> Front
<b>Foundation:</b>	<b>Parking:</b> Add. Parking Avail.,Garage; Double
<b>Rain Screen:</b>	<b>Locker:</b> No
<b>Renovations:</b> Completely	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 2 - Fuel: Gas - Natural	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Natural Gas	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Patio(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Other	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Hardwood,Mixed	<b>Fixtures Rmvd:</b> No

<b>View:</b>	
<b>Mgmt. Company:</b> Cross Roads - 778-578-4445	
<b>Complex / Subdiv:</b> OAK TREE	
<b>Services Connected:</b> Community,Electricity,Storm Sewer,Water	
<b>Legal:</b> LT 43 LD 36 SEC 26 TWP 2 PL LMS1240 PH.3, PART SE 1/4	
<b>Amenities:</b> Club House	
<b>Site Influences:</b> Central Location,Shopping Nearby	
<b>Features:</b> ClthWsh/Dryr/Frdg/Stve/DW	
<b>Bylaw Restrict:</b> Pets Allowed w/Rest.,Rentals Not Allowed	
<b>Listing Broker(s):</b> Royal LePage - Wolstencroft	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 12'9	Above	Bedroom	15'8 x 10'0
Main	Dining Room	10'3 x 12'9	Above	Bedroom	11'6 x 15'3
Main	Kitchen	10'7 x 9'9	Above	Walk-In Closet	6'11 x 8'6
Main	Eating Area	10'1 x 4'8			
Main	Family Room	19'9 x 11'10			
Main	Foyer	4'10 x 10'4			
Above	Primary Bedroom	20'9 x 11'11			

<b>Finished Floor (Main):</b> 1,108 sqft	<b># Of Rooms:</b> 10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 1,100 sqft	<b># Of Kitchens:</b> 1	Main	2	No
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 2	Above	5	Yes
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>	Above	4	No
<b>Finished Floor (Total):</b> 2,208 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 2,208 sqft	<b># Of Pets:</b>			

Welcome to desirable Oak Tree! PRIME location, with future skytrain station built in 2028, close to shopping, parks, schools! Gorgeous fully renovated 3 beds, including a luxurious size primary suite, family and living rooms, every corner radiates comfort and relaxation, 6 parking spots in total! Expansive kitchen space, a culinary haven furnished with sleek stainless steel appliances, new countertops and new backsplash. New floors throughout, new doors, new crown moldings, new painting, new blinds and new patio doors make this home move-in ready. New sinks, faucets, toilets, appliances and new hot water tank are a huge bonus! Added shelves in closet, lots of crawl space storage. And much more! Re-piping is done in 2024. Tour: <https://www.cotala.com/75561>