

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	2	Age:	20
Lot Area: (sq.ft.)	6,975.00	Full Baths:	2	Zoning:	CD-3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,565.18
Rear Yard Exp:	South	Maint. Fee:	252.23	For Tax Year:	2023
View:	Yes			P.I.D.:	024-948-306

Style of Home:	Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountains - Front
Mgmt. Company:	
Complex / Subdiv:	Thom Creek Ranch
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Septic,Storm Sewer,Water
Legal:	STRATA LOT 12, PLAN LMS4263, SECTION 5/8, TOWNSHIP 26, 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 OR V, AS APPROPRIATE
Amenities:	Club House
Site Influences:	Adult Oriented,Gated Complex
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Security System,Vacuum - Built In
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 11'11	Main	Walk-In Closet	10'6 x 5'2
Main	Dining Room	14'1 x 9'10	Main	Laundry	8'5 x 7'7
Main	Kitchen	11'3 x 9'7			
Main	Eating Area	9'1 x 8'4			
Main	Family Room	14'9 x 11'8			
Main	Primary Bedroom	14'9 x 12'1			
Main	Bedroom	10'6 x 9'11			

Finished Floor (Main):	1,425 sqft	# Of Rooms:	9	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 (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,425 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	1,425 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautifully and extensively updated 2 bdrm, 2 bath rancher in Bare Land Strata portion of prestigious Thom Creek Ranch -Secure Gated community, well manicured and maintained. This home's updates include high end laminate throughout, new lighting, kitchen and bath fixtures, fresh paint, kitchen pantry pullouts, S/S appl., with gas stove. touch taps, quartz counters, custom W/I closet in Primary Bdrm, and much more. French doors to patio and low maintenance yard. 55+ Age Restriction, 2 pets allowed. Easy access to freeway, shopping and all amenities. Nothing to do here, but move in and enjoy! OPEN HOUSE SATURDAY, JULY 27 - 2-4PM