

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1984
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	40
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM45
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,421.11
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	406.98	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	000-930-440

<b>Style of Home:</b>	1 Storey,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	HomeLife Advantage Realty - 604-859-3141
<b>Complex / Subdiv:</b>	FIRCREST
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 22 SECTION 20 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN NW2207 TOGETHER WITH AN IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House
<b>Site Influences:</b>	Adult Oriented,Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Not Allowed
<b>Listing Broker(s):</b>	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	11'6 x 15'4			
Main	Laundry	8' x 9'1			
Main	Bedroom	11'6 x 10'11			
Main	Living Room	14'5 x 19'7			
Main	Kitchen	10'4 x 13'11			
Main	Dining Room	10'4 x 11'1			

<b>Finished Floor (Main):</b>	1,132 sqft	<b># Of Rooms:</b>	6	<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			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,132 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,132 sqft	<b># Of Pets:</b>	Cats: No, Dogs: No			

Renovation! Renovation! Renovation! New kitchen with quartz counter tops and brand new stainless steel appliances. All new flooring, fresh paint, new fixtures, tasteful feature walls, new bathroom with walk in shower and new vanity with quartz counter tops, huge laundry room and more! This spacious, 2 bedroom, upper level townhome at Fircrest Estates has over 1,100 sqft. Generous room sizes and 2 large sun decks. Amenities include games room, workshop, and meeting area. Close to shopping, transportation, Superstore, coffeshops and restaurants. 55+ Age restricted complex. No pets. Electricity, heat and water included in the strata fee. Call Today!