

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-3A
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,826.79
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	529.09	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	018-582-681

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Dwell Property Managment - 604-248-0750
<b>Complex / Subdiv:</b>	WILLOW CREEK ESTATES
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL LMS811 LT 65 LD 36 SEC 20 TWP 13 PART NW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
<b>Amenities:</b>	Air Cond./Central,Club House,Elevator,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Greenbelt,Private Setting,Shopping Nearby,Treed
<b>Features:</b>	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
<b>Listing Broker(s):</b>	Greyfriars Realty Ltd., Greyfriars Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 10'1			
Main	Living Room	13'8 x 12'3			
Main	Dining Room	13'8 x 6'5			
Main	Primary Bedroom	11'9 x 12'9			
Main	Bedroom	11'6 x 12'			
Main	Flex Room	5'3 x 4'3			
Main	Walk-In Closet	5'3 x 10'1			

<b>Finished Floor (Main):</b>	1,093 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	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,093 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,093 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Top Floor, 2 bdrm, 2 bath apartment in Willow Creek Estates. This unit looks over the trees and walking trails and has complete privacy. New Heat Pump and Central Air Conditioning makes this south facing suite extremely comfortable all year round. The gas fireplace in an open living space is cozy in the winter months too. Plenty of counter space in the kitchen, second bedroom is larger than average and a separate den area for office or storage. Primary bedroom has ensuite bath and walk in closet and a separate balcony. This large, open suite is beautifully decorated and welcoming. One underground secured parking space and large storage locker on same floor for easy access. Come take a look, you won't be disappointed.