

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1977
Frontage (ft):	Bathrooms:	3	Age:	47
Lot Area:	Full Baths:	1	Zoning:	MR-45
Flood Plain:	Half Baths:	2	Gross Taxes:	\$2,495.69
Rear Yard Exp:	Maint. Fee:	526.12	For Tax Year:	2023
View:	No		P.I.D.:	001-433-831

Style of Home:	2 Storey,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	272 - Total Units in Strata: 272
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Quay Pacific - 604-521-0876
Complex / Subdiv:	Glencoe
Services Connected:	Community,Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 163, PLAN NWS526, SECTION 21, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Pool; Indoor,Sauna/Steam Room,Tennis Court(s)
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Storage Shed
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'0 x 14'0			
Main	Dining Room	8'0 x 16'0			
Main	Living Room	11'0 x 19'0			
Above	Primary Bedroom	10'0 x 16'0			
Above	Bedroom	9'0 x 13'0			
Above	Bedroom	9'0 x 14'0			

Finished Floor (Main):	763 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	776 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	2	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	5	No
Finished Floor (Total):	1,539 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,539 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome Home to this updated and bright end unit in Glencoe Estates! You will love the fabulous gourmet kitchen with solid wood cabinetry, stainless appliances and tons of work and storage space. Lots of other updates including laminate throughout, updated baths and hot water tank recently replaced. Perfect location within this awesome family friendly community - super quiet and right beside the pool and playground - perfect for kids. Walk to everything - shopping, schools, and one quick bus to skytrain. Glencoe Estates is a well-maintained family friendly community, centrally located close to everything you need, you will love living here. Don't miss it, book your private viewing today!