

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):	Bathrooms:	2	Age:	33
Lot Area:	Full Baths:	2	Zoning:	RAM-1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,871.00
Rear Yard Exp:	Maint. Fee:	619.06	For Tax Year:	2023
View:			P.I.D.:	017-526-884

Style of Home:	Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	First service Managment - 604-684-6291
Complex / Subdiv:	Queensgate
Services Connected:	Electricity,Natural Gas
Legal:	SL 179 INCL OF LT 1 EXC 1STLY PHASE 1 SP NW 3119 2ND PHASE 2 SP21054572
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage,Swirlpool/Hot Tub,Workshop Attached
Site Influences:	Adult Oriented,Recreation Nearby,Retirement Community,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'			
Main	Dining Room	10' x 13'6			
Main	Kitchen	10' x 8'			
Main	Primary Bedroom	17'6 x 15'6			
Main	Walk-In Closet	5'8 x 5'			
Main	Bedroom	9' x 10'6			

Finished Floor (Main):	1,258 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,258 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,258 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

OPEN HOUSE July 28th 12-2PM , Welcome to the sought after , Adulted oriented , 55 plus "Queen's Gate" boasting resort like Lifestyle! Queen's Gate offering Extensive amenities : Indoor Pool, Hot Tub, Exercise room , Impressive Lounge room, workshop, bike storage, table tennis, pool table, and Guest suites. This Lovely 1260 sq ft 2 bedroom , 2 bath unit looks over the court Yard. Super sized Primary bedroom, with fabulous ensuite offering : double vanity sinks, soaker tub plus Stand-up shower. Fair sized 2nd bedroom close to main 3 piece bath. 1 parking and 1 storage. Super close proximity to Minoru Center, transit , Hospital and other levels of Amenities.