

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			

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.