

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RMM
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,069.27
Rear Yard Exp:		Maint. Fee:	387.16	For Tax Year:	2023
View:	Yes			P.I.D.:	014-762-218

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 188
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Metal	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : mountains
Mgmt. Company:	Century 21 Prudential estates - 604-278-2121
Complex / Subdiv:	Regency Park
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 51, PLAN NWS3070, PART NW1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage,Swirlpool/Hot Tub
Site Influences:	Adult Oriented,Central Location,Gated Complex,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Age Restrictions,Pets Not Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'			
Main	Kitchen	8' x 10'			
Main	Dining Room	10' x 13'			
Main	Primary Bedroom	12' x 15'			
Main	Bedroom	10' x 12'			

Finished Floor (Main):	1,145 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,145 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,145 sqft	# Of Pets:	Cats: No, Dogs: No			

Welcome to this updated 2 bed, 2 bath condo featuring stunning mountain views. This upper corner unit has been enhanced with new floors, blinds, countertops, light fixtures, and fresh paint. Enjoy a range of fabulous amenities including a pool, hot tub, guest suites, games room, and exercise room. The lovely gardens and outdoor space, complete with picnic tables, add to the serene environment. This condo includes 2 parking spots and a storage locker, making it ideal for practical living. It caters to a 55+ community with no pets allowed and is rentable, ensuring a peaceful and luxurious living experience. Additional perks include visitor and RV parking, a newer elevator, and updated windows around the pool area. Easy to view with quick possession possible – don't miss out!