

<b>Depth/Size (ft):</b>	67 feet	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1999
<b>Frontage (ft):</b>	35.00	<b>Bathrooms:</b>	2	<b>Age:</b>	25
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD 15
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,148.35
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	380.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	024-441-601

<b>Style of Home:</b>	End Unit,Rancher/Bungalow	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<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>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	SELF MANAGED
<b>Complex / Subdiv:</b>	MUNDAY CREEK
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 49, PLAN LMS3096, DISTRICT LOT 124 & 252, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'9 x 9'6			
Main	Dining Room	14'9 x 9'			
Main	Living Room	13'3 x 10'3			
Main	Primary Bedroom	15' x 11'			
Main	Bedroom	11' x 10'3			

<b>Finished Floor (Main):</b>	1,295 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,295 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,295 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to MUNDAY CREEK, the coveted 55+ age restricted townhome community nestled in Walnut Grove. This true rancher expands nearly 1,450 square feet, is an END UNIT and has a gorgeous backyard for year round entertainment and enjoyment. Inside the home you have two oversized bedrooms that are on separate ends of the home for ultimate privacy. The over height ceilings and the abundance of windows create lots of natural light and contribute to an open concept feeling. Fresh interior paint (2024)! Not to mention a double car garage and located right next to visitor parking stalls for all of your parking needs.

