

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	RM30
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,611.77
Rear Yard Exp:		Maint. Fee:	341.49	For Tax Year:	2023
View:				P.I.D.:	018-342-124

Style of Home:	1 Storey,Rancher/Bungalow	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	110 - Total Units in Strata: 110
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: HOMELIFE MANAGEMENT - 604-858-7368

Complex / Subdiv: BELMONT RIDGE

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 89, PLAN LMS785, DISTRICT LOT 352, 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: Club House,Guest Suite,In Suite Laundry,Wheelchair Access

Site Influences: Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Microwave,Security - Roughed In,Vacuum - Roughed In,Windows - Thermo

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'2 x 4'8	Main	Laundry	5'8 x 6'10
Main	Eating Area	9'2 x 9'3			
Main	Kitchen	9'2 x 9'1			
Main	Dining Room	12'10 x 7'6			
Main	Living Room	14'11 x 13'9			
Main	Primary Bedroom	12'0 x 13'3			
Main	Bedroom	11'3 x 11'5			

Finished Floor (Main):	1,168 sqft	# Of Rooms:	8	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):	1,168 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,168 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

RARE Rancher (NO stairs) in Belmont Ridge Complex on Winfield Drive Unit located in a Quiet and Private spot in gated complex, very little traffic. Renovations include New windows/2" blinds, SS appliances, ALL new flooring including high end European laminate, white soft-close kitchen cabinets, quartz countertops, yard fencing, all lighting/fans/dimmers, A/C, HW on demand / heater, Epoxy garage floors / new garage motor, fresh paint and much more! Washrooms redone with soaker tub, tiling, shower door, cabinets and fixtures with new pex piping. Features fenced private yard, gas fireplace, heated flooring throughout, cheater ensuite washrooms, LARGE master overlooking garden with double sided closets. Garage has storage utility room & attic. This one will impress!! O/H July 28 from 1-3pm!