

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1990
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 34
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> RM-4
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$2,713.56
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 439.03	<b>For Tax Year:</b> 2022
<b>View:</b>		<b>P.I.D.:</b> 015-646-505

<b>Style of Home:</b> Rancher/Bungalow	<b>Parking:</b> Total: 1 - Covered: 1
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 1
<b>Exterior:</b> Vinyl	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Carport; Single
<b>Rain Screen:</b>	<b>Locker:</b>
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 0 - Fuel:	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Electric	<b>Property Disc:</b> No
<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>	<b>Fixtures Rmvd:</b> No

**View:**

**Mgmt. Company:** Bayside Property Services - 604-918-3730

**Complex / Subdiv:** Colonial West

**Services Connected:** Electricity, Sanitary Sewer, Storm Sewer, Water

**Legal:** STRATA LOT 31, PLAN NWS3141, DISTRICT LOT 278&279, GROUP 1, 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 OR V, AS APPROPRIATE

**Amenities:** Club House, Workshop Detached

**Site Influences:** Adult Oriented, Central Location, Private Setting, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Age Restrictions, Pets Allowed w/Rest., Rentals Allowed

**Listing Broker(s):** Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 16'8	Main	Foyer	5'3 x 8'8
Main	Kitchen	8'9 x 8'5			
Main	Dining Room	11'3 x 12'6			
Main	Primary Bedroom	11'8 x 14'5			
Main	Walk-In Closet	5' x 6'2			
Main	Bedroom	10'6 x 15'11			
Main	Laundry	7'11 x 12'9			

<b>Finished Floor (Main):</b> 1,126 sqft	<b># Of Rooms:</b> 8	<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	No
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	4	Yes
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 1,126 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 1,126 sqft	<b># Of Pets:</b> Cats: Yes, Dogs: Yes			

Rarely available 55+ rancher townhome with south facing yard. Well maintained home with recently updated carpets & blinds, and two spacious bedrooms. HUGE primary bedroom features large walk in closet, and bathroom, and second bedroom has access to the backyard. Loads of storage in the laundry room, and a bright eating area at the front of the home. Galley kitchen, and a large living room. Prime location, you can walk to shopping, recreation, transit, and more, with the West Coast Express and major commuter routes nearby. 2 dogs or 2 cats allowed or 1 and 1 (max shoulder height for animals is 19.7"). Residents enjoy exclusive access to a clubhouse with full kitchen, pool table and workshop. Don't miss out on this one, see you at the open house!