

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1988
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	36
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,148.28
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	452.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-282-251

<b>Style of Home:</b>	End Unit,Rancher/Bungalow w/Loft	<b>Parking:</b>	Total: 2 - 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>	Garage; Single,Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 58
<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>	Baseboard,Electric	<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>	Laminate,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : GREENBELT
<b>Mgmt. Company:</b>	FRASER PROPERTY MANAGEMENT
<b>Complex / Subdiv:</b>	CHARLESTON GREEN
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	PL NWS2625 LT 44 LD 36 SEC 16 TWP 2
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 15'8			
Main	Dining Room	13'3 x 10'0			
Main	Kitchen	7'7 x 11'5			
Main	Eating Area	9'0 x 8'2			
Main	Primary Bedroom	10'10 x 16'1			
Above	Bedroom	10'10 x 13'8			

<b>Finished Floor (Main):</b>	1,044 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	304 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,348 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,348 sqft	<b># Of Pets:</b>				

This over 1300sf 2 bed/2 bath END UNIT townhouse checks all the boxes! The main floor features a fully updated kitchen that boasts quartz countertops, s/s appliances, and new cabinets + backsplash. Newer modern flooring, a gas fireplace, & an abundance of natural light lend to a cozy feel. The primary bedroom on the main floor is a great size and features a 3 piece ensuite with an updated shower. Upstairs features a large second bed + main 4 piece bath. Enjoy a coffee on your back south facing patio that has a yard and looks out to lovely treed, green space. A great location close to Costco, Superstore & all amenities. One occupant must be 55. BONUS: Newer washer/dryer! A beautiful white picket fence to finish it off in a well maintained gated community to retire in!