

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1989
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	35
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-4
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,713.56
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	430.09	<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	015-645-819

<b>Style of Home:</b>	End Unit,Rancher/Bungalow	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<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>	No
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	Bayside Property Services
<b>Complex / Subdiv:</b>	Colonial West
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 1 DISTRICT LOTS 278 AND 279 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW3141 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,In Suite Laundry,Wheelchair Access,Workshop Detached
<b>Site Influences:</b>	Adult Oriented,Central Location,Golf Course Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Not Allowed
<b>Listing Broker(s):</b>	eXp Realty, eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 10'9	Main	Laundry	9'7 x 8'5
Main	Dining Room	10'11 x 7'5	Main	Patio	7'7 x 7'5
Main	Kitchen	12'0 x 4'0	Main	Foyer	5'7 x 3'6
Main	Family Room	9'8 x 5'3	Main	Storage	8'4 x 3'8
Main	Bedroom	10'1 x 9'5			
Main	Primary Bedroom	12'11 x 11'11			
Main	Solarium	11'0 x 5'8			

<b>Finished Floor (Main):</b>	1,155 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	2	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,155 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,155 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Rarely available! End unit RANCHER style townhouse with private separate entrance. 55+ Large 2-bed 2-bath one level home in West Maple Ridge. Updated kitchen, lighting, paint and flooring. Enjoy your morning coffee in peace in one of your TWO glassed in sunrooms, for optimal privacy. Huge side/back yard flanked with mature hedges. Open concept Kitchen, w/ huge built in breakfast table & bench. Updated bathroom complete with walk in shower. Substantially sized laundry room w/ built in shelving. Bonus office/storage nook. Owners have access to clubhouse complete with full kitchen, workshop, pool table and meeting room. Colonial West is a well run community, with walking distance to shopping, dining, and transit for all your needs. Covered Parking.