

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	37
<b>Lot Area: (sq.ft.)</b>	3,110.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-M
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,382.90
<b>Rear Yard Exp:</b>	West	<b>Maint. Fee:</b>	186.30	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-029-881

<b>Style of Home:</b>	Manufactured/Mobile,Rancher/Bungalow	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood,Modular/Prefab	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Heat Pump,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : pretty garden views
<b>Mgmt. Company:</b>	Fraser Campbell - 604-585-3276
<b>Complex / Subdiv:</b>	Gateway Gardens
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 76 SECTION 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN NW 2584 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATALOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Adult Oriented,Central Location,Private Yard,Recreation Nearby,Retirement Community,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Storage Shed,Vaulted Ceiling
<b>Bylaw Restrict:</b>	Age Restrictions,Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 11'11			
Main	Dining Room	11'2 x 8'6			
Main	Kitchen	12'6 x 8'7			
Main	Foyer	6'9 x 3'10			
Main	Primary Bedroom	16'1 x 13'9			
Main	Bedroom	13'11 x 12'0			
Main	Laundry	10'1 x 8'1			

<b>Finished Floor (Main):</b>	1,290 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	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>	1,290 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,290 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

RANCHER ALERT! Welcome to Gateway Gardens - and this immaculate RENOVATED rancher with all the bells and whistles! This stunning 1290 sq ft home sits on a private fully fenced yard with two large sundecks - entertaining is a breeze! Gorgeous kitchen with updated appliances and freshly painted throughout, vaulted ceilings with 5 skylights, this floor plan is bright and spacious! Living room features a gas fireplace, and your dining room will host all your holiday guests. Stay cool this summer with a NEW heat pump! HUGE primary bedroom with stunning ensuite, second bedroom with Murphy bed - separate laundry with ample storage. Laminate flooring updated in 2021, Deck, fireplace and H2O tank in 2020, windows in 2018, roof 2015, furnace/heat pump 2023 - NO POLY B! Open Sat June 29th 2-4pm