

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	29
<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>	\$3,491.21
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	444.28	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	017-888-921

<b>Style of Home:</b>	Corner Unit,Ground Level Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Tandem Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 224
<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>	Natural Gas,Radiant	<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>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Hugh & McKinnon - 604-541-5210
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer
<b>Legal:</b>	STRATA LOT 17, PLAN LMS509, DISTRICT LOT 124, GROUP 2, 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
<b>Amenities:</b>	Club House,Guest Suite,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub
<b>Site Influences:</b>	Adult Oriented,Central Location,Gated Complex,Private Yard,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Age Restrictions,Rentals Allwd w/Restrctns,Rentals Not Allowed
<b>Listing Broker(s):</b>	Platinum House Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14' x 7'8	Main	Storage	7'8 x 8'
Main	Family Room	18'11 x 10'8			
Main	Living Room	19'9 x 11'1			
Main	Dining Room	14'1 x 10'8			
Main	Foyer	11'4 x 4'1			
Main	Primary Bedroom	16'3 x 12'4			
Main	Bedroom	14'4 x 9'1			

<b>Finished Floor (Main):</b>	1,629 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	3	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>	1,629 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	0			
<b>Grand Total:</b>	1,629 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to your year round gated resort style living. This 2 bedroom, 2 bathroom floorplan is extremely well designed. Plenty of space for even house sized furniture. The corner unit offers both the privacy of only 1 neighbor as well as east, south and west exposure. The kitchen is completely updated with stainless steel appliances, new washer and dryer. Open concept deign offers great space for entertaining in your formal living and dining room. The bathrooms have both been updated. Enjoy the outdoors on your private patio. Socialize in the clubhouse, outdoor pool, hot tub and gym. This unit was updated with hot water on demand and radiant heat. 55+ complex.