

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):	Bathrooms:	2	Age:	36
Lot Area:	Full Baths:	2	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,547.11
Rear Yard Exp:	Maint. Fee:	497.00	For Tax Year:	2023
View:	No		P.I.D.:	008-117-501

Style of Home:	End Unit,Rancher/Bungalow	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	37 - Total Units in Strata: 37
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Self Managed
Complex / Subdiv:	Meadowbrook Estates
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 5, PLAN NWS2607, DISTRICT LOT 305, 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
Amenities:	Garden,In Suite Laundry
Site Influences:	Adult Oriented,Central Location,Private Yard,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Fireplace Insert
Bylaw Restrict:	Age Restrictions,Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'0 x 5'6	Main	Laundry	9'0 x 8'0
Main	Family Room	17'0 x 16'0			
Main	Kitchen	15'6 x 10'6			
Main	Dining Room	16'6 x 11'0			
Main	Living Room	17'0 x 16'0			
Main	Primary Bedroom	14'0 x 17'0			
Main	Bedroom	12'6 x 10'3			

Finished Floor (Main):	1,827 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,827 sqft	Basement:	Crawl			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,827 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome Home! This rarely available, spacious end unit rancher in Meadowbrook Estates is the one you have been waiting for. You will love the huge rooms and fabulous layout of this home. Boasting A/C, double garage and a great southerly exposed yard which gives this home an abundance of natural light. The oversized primary suite features lots of closet space and huge ensuite. This immaculate home has tons of potential to make it your own. Well-maintained community in the perfect location, close to everything you need but tucked away in a quiet residential neighborhood. Homes like this don't come up often, you will love living here! Book your private viewing today!