

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1990
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	34
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	MFD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,472.50
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	404.46	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	017-406-480

<b>Style of Home:</b>	1 Storey,Rancher/Bungalow	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** LEONIS MANAGEMENT - 604-575-5474

**Complex / Subdiv:** THE FOUNTAINS

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 35, PLAN LMS85, SECTION 35, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

**Amenities:** Club House

**Site Influences:** Central Location,Gated Complex,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 14'			
Main	Dining Room	11'6 x 6'7			
Main	Kitchen	13'10 x 10'6			
Main	Eating Area	9'11 x 8'3			
Main	Family Room	9'10 x 9'3			
Main	Primary Bedroom	14'2 x 12'8			
Main	Bedroom	12'3 x 9'2			

<b>Finished Floor (Main):</b>	1,419 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	4	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>	1,419 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,419 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Rarely available in 'The Fountains' this 1,400 sqft 2 bedroom/ 2 bathroom upper unit is spic and span! Enter in and find a nice bright entry with garage access, upstairs you'll find a functional floor plan with oak kitchen, eating area and family room with a south exposed deck to enjoy the morning coffee! Nice big living area with gas fireplace and adjoining dining room, primary bedroom is also large and off the back with North exposure to keep cool. Separate soaker tub and shower in the ensuite, lots of storage, 2nd bedroom or office space off the entrance. This development is a short walk to Save On Foods and lots of different shops and restaurants, close to the new proposed skytrain too. Gated and secure... hurry on this one!