

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	MULTI
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,752.61
Rear Yard Exp:	South	Maint. Fee:	446.37	For Tax Year:	2021
View:				P.I.D.:	019-007-086

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	53 - Total Units in Strata: 53
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: DWELL - 604-821-2999

Complex / Subdiv: LASEUR MANOR

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

Legal: STRATA LOT 21, BLOCK 6, PLAN LMS1644, SECTION 36, RANGE 1E, MERIDIAN ECM, 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 OR V, AS APPROPRIATE

Amenities: Elevator,Exercise Centre,Garden,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Cul-de-Sac,Private Setting,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Intercom,Smoke Alarm,Sprinkler - Fire

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

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'11 x 8'7			
Main	Laundry	5'6 x 7'4			
Main	Kitchen	11'6 x 10'8			
Main	Dining Room	8'0 x 11'11			
Main	Living Room	17'9 x 13'4			
Main	Primary Bedroom	11'11 x 13'5			
Main	Bedroom	9'6 x 12'3			

Finished Floor (Main):	1,044 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,044 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,044 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rarely available end unit condo at Laseur Manor. South facing with amazing floor plan. Everything you want in a Home. Bright & Spacious! 1,044 sq ft 2 beds & 2 baths on opposite sides. The primary bdrm is large enough for King furniture & has 3 closets. The dining & living room steps out to the quiet balcony. 8'11 ceiling height. Tastefully color palette, freshly painted, updated flooring, updated kitchen & appliances, walk-in laundry room w/ updated washer/dryer & gas FP. Gym & Storage Locker 2nd Floor. Bring your K9, any size. New roof 2016. 1 parking & extra parking only \$15/month. Car wash Station. Unbelievable location: walk to schools, WCE, amenities, groceries, shopping. 5 minutes to the Pitt River & Golden Ears Bridges.