

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	2	Age:	30
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,807.65
Rear Yard Exp:		Maint. Fee:	671.46	For Tax Year:	2023
View:	Yes			P.I.D.:	018-612-903

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	176
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Other	Fixtures Rmvd:	No

View:	Yes : Greenspace
Mgmt. Company:	Crossroads Management - 778-578-4445
Complex / Subdiv:	Southwynd
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 70 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS 1107 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage,Workshop Attached
Site Influences:	Adult Oriented,Central Location,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom,Microwave,Windows - Thermo
Bylaw Restrict:	Age Restrictions,Pets Not Allowed
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 13'9	Main	Foyer	5'4 x 6'7
Main	Dining Room	13' x 10'5			
Main	Kitchen	10'1 x 10'7			
Main	Eating Area	10'6 x 11'1			
Main	Primary Bedroom	11'10 x 14'4			
Main	Bedroom	13'8 x 9'4			
Main	Laundry	7'7 x 4'3			

Finished Floor (Main):	1,346 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,346 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,346 sqft	# Of Pets:				

Exceptional condo backing onto GREENBELT in SOUTHWYND! Low rise CONCRETE building, built by Bosa. One of the best locations and floor plans. This 1346 SF, CORNER, WEST FACING, 2 bdrm, 2 bath, condo features a conservatory-like eating area surrounded by windows & greenery, updated white kitchen with large window over the sink facing park & granite counters, stainless steel appl., updated baths, murphy bed & bamboo flooring. This beautiful condo is situated in a quiet location, at the back of the complex with 542 SF of patio area. Across the street from Semiahmoo Shopping Mall, library, restaurants, transit & more. Amenities include clubhouse, fully equipped workshop, gym, quick access to border, Hwy. 99. Age restricted (55+), no pets. Condos like this don't last!